

HMC Management Board Meeting Minutes (August 11, 2007)

Call to Order: Fred Fath called the meeting to order at 10 AM.

Roll Call: Fred Fath, President/Treasurer; Kathryn Deuster, Vice President; Janet Podell, Secretary; Mike Shettlesworth and John Dolan, Members at Large; Doug Allen, Island Manager

Previous Board Meeting Minutes: John Dolan made a motion to accept the July '07 meeting minutes; motion carried.

Correspondence:

- Two letters were received from HMC members.

Finance:

The current state of the island financials are in good order. Year to date budget shows that our expenses are under budget and our revenues are on plan. The Board Treasurer made a motion to pay the bills; motion carried.

See Island Manager's written report for additional details of the following areas.

Administration:

- At the July Board meeting a request was made to allow members to use a credit card to pay their semi-annual assessments. Doug Allen made inquiries at our bank which informed him about the various fees that would apply. There are costs to HMC for this service and the bank does not permit these fees to be passed along to the members as a credit card fee but there can be handling or admin fee. The monthly fee would be \$20 plus individual usage fees and an initial start up fee of \$299. A notice will be placed in the Beachcomber to pulse the membership's level of interest. We will solicit responses by email or letter.
- Some members are assigning rental status to family members to get around the policy of full membership requirements for reduced ferry fees. This permits them to pay the member fee on the ferry instead of the full fee required by non-members. The Board asked the IM to take a closer look at the parameters that drive the rental agreements.
- Security at mainland parking lot – It was reported that two vehicles were recently stolen from the lot. There are several options for the Board's consideration: 1) Install a working camera at the mainland ferry dock, 2) hire security guards to patrol the parking lot during holiday periods and times when the ferry is out of service, or 3) Install a motion-sensor light for the parking lot. The Board will look at all options available and assess the different cost of various solutions.
- A Board member brought up another security issue. Currently, printable guest ferry passes are available on the website which may be an island

security issue. John Dolan made a motion that we remove the printable guest pass from the website. Motion carried. Members will be required to provide yellow ferry pass cards to their guests. These are readily available at the HMC office or can be mailed to members upon request. The pass will be required to show the membership number along with the member's signature. Member numbers are prominently displayed on HMC vehicle stickers.

- Carole Crowley described new file storage that is being installed at the Community Center for use by the HMC Office and the Boosters.

Legal: See Island Manager's report

Land Use:

- Tim Jones was present to discuss his request to the Board for use of a portion of HMC land adjacent to his property (approx. 30 ft) that used to be owned by his family. The property was lost to tax delinquency several years ago and he would like to lease or purchase it back from the island. He is still using the property. Discussion followed concerning the various options available to the Board relative to these options and any remuneration that should be forthcoming. A formal written request from Tim Jones will be required and our attorney will draw up a proposed license agreement.
- Dick Pugh fence issue. The island has received two responses from Mr. Pugh's neighbors concerning their agreement to have a fence installed that may impact their views. They responded in writing with no objection to the request. Doug Allen brought up a potential liability issue should a vehicle hit the fence on HMC property. It was suggested that reflective material be installed on the fence. Mr. Pugh agreed. He then presented pictures to the Board of the affected area and re-described the history of the project. A draft addendum to the lease agreement has been prepared. Mike Shettlesworth made a suggestion of \$100 as an appropriate fee. That, coupled with acceptable language on the addendum to the lease agreement would be sufficient for approval by the Board. The Board then voted on Mr. Pugh's request. Fred Fath, Janet Podell and Mike Shettlesworth voted to approve the request. Kathy Deuster and John Dolan voted to deny. The request was approved. Mr. Pugh requested that now that the issue has been resolved he would like to become a member of the land use committee. His offer was accepted immediately.
- Two offers have been received for the HMC property at 1219 W. Herron Blvd. (One offer for \$1500 from Don Bravo and the other for \$6000 from Gary Hansen) Dallas Amidon provided his assessment of the value of the property using his knowledge of real estate. Another realtor on the island was also asked to provide a similar assessment. (That assessment has not been received as of this date.) The Board voted on the issue and decided not to accept either offer. The property may be used in future as part of the HMC park system and is not for sale at this time.

- A previous request from a member to cut trees near their property was deemed moot since the owner's have since sold their property.

Transportation:

- Recent ferry ramp failure, Friday, August 3. It appears that the radio transmitter for the ramp shorted and triggered the ramp motor to run continuously. As the lift system was strained beyond its capacity most of the associated machinery was destroyed. The IM, several vendors and island volunteers worked to purchase and install replacement parts and equipment and were able to get the ferry back in operation by Wednesday afternoon, August 8. A list of all participants and volunteers was requested by the Board. (See attachment to these minutes.)
- Question for the Board: Should we rescind the 24 hour rule on the small boat docks for the upcoming ferry maintenance. Answer: Yes. As a reminder, the north end of the dock will again be required to remain open for the Fire Dept. boat during the period that the ferry is out of service.
- During the recent ferry outage the Board put an emergency Burn Ban in place. The Board rescinded the ban but stated that it will be reinstated for the upcoming ferry maintenance in September.
- A special thank you to all of the people that helped to make this happen.

Rules & Regulations:

- From the Rules Committee Chairman's written report: 1. the Rules committee is settling its third complaint this year. 2. Carl Schaffer requested appointment to the rules committee. Since Mr. Schaffer is a renter the Board rejected the request. 3. A boat owner (member's guest) who docked his boat at the small boat docks for three days has been mailed a formal complaint.
- The IM requested that the Board institute a new rule covering non-compliance with the Road Encroachment Policy. He was directed to draft such a rule.
- A member requested that boat stickers be placed at the rear of the boat instead of the front so it is visible regardless of how the boat is docked.
- Watering the roads with island water. – There is no official rule yet on watering the roads, but doing so is discouraged for several reasons.
- It was reported that children are driving golf carts on island roads. This presents a danger to vehicles traveling and parked on the steep Ferry Road. It was agreed that Ferry Street east of the intersection with East Herron Blvd will require a driver's license for operators of any motorized vehicle.

Emergency Preparedness:

- The Fire Dept. boat was dispatched from Longbranch immediately following notification of the ferry ramp failure.
- Emergency Preparedness chairperson read a detailed report of the recent events following the failure of the ferry ramp.

- A special thank you goes to Carole Crowley whose quick action during the recent ferry ramp failure helped to mitigate additional risks to the island and its members.

Water:

- The draft water survey letter was discussed.
- A class on the new Washington water use efficiency rule will be attended by Doug Allen, Fred Fath and Mike Davis.

Parks:

- There is an outstanding bill from Sam Argo for purchase of a new North Beach water pump. It was stated that an invoice for the work, receipts, and the Parks chair's signature is required to authorize the payment.
- The swim dock will not be repaired until it is pulled out of the water for the winter months.
- There was discussion on an addition to the Pavilion for a storage room and where the funds might be available to finance the project.

Roads: Additional asphalt has been added to Ferry Street near the ferry terminal. A painted strip still needs to be applied. Also, a sign will be placed in front of the Pugh's utility gate stating that parking in front of the gate is permitted by members.

Old Business: None

New Business: Beachcomber inputs are required no later than 5:00 PM Wed. 8/15/07.

Boosters :

- Potluck tonight at 6:00 PM, Will be finalizing the auction issues.
- Reminder about the golf cart clinic. All requestors need to fill out a form for the vendor. These are available from Kathy Deuster.

Adjournment: Mike Shettlesworth made a motion to adjourn the meeting; motion carried.

Respectfully submitted,

Janet Podell
Secretary

Participants/Volunteers in ferry ramp repairs

John Farris
Steve Wiggins
Donnie Surratt
Kevin Kircher
Roger Smith
Sam Argo
Phil Foster
Richard Urfur
Mike Davis
Nick Huff
Dick Mowry

Vendors: please fill in names of the companies that manufactured and installed the parts.