

HMC Management Board Meeting Minutes (August 8, 2009)

Call to Order: Fred Fath called the meeting to order at 10:00 AM.

Roll Call: Fred Fath, President, Kathryn Deuster, Vice President, Janet Podell, Secretary; Treasurer, Patrick Pitt, Member at Large Excused absence: Judy Greinke

Previous Board Meeting Minutes: **Kathy Deuster made a motion to accept the July '09 meeting minutes. Motion carried.**

Correspondence:

- Four pieces of correspondence were received during the month. These were discussed as each subject arose during the course of the meeting.

Finance:

- In Judy Greinke's absence Fred Fath reported that both revenues and expenses are on budget. This month we will be depositing the final Reserves contribution for the budget year.
- **Fred made a motion to pay the bills except for a bill from Davis, Grimm & Payne which is still under review. Motion carried.**

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

Administration:

- Fred introduced our new Island Manager, Claudia Ellsworth, who presented the Island Manager's report.
- Claudia reported that she had recently met with Doug Allen to come up to speed on key issues and plans to meet with the ferry crew in the next week.
- There was a meeting with Jody Craigmile of A All Animal Control last week. She toured the island in advance of meeting with the Board at today's meeting regarding raccoon control.
- Tammy Grundle from A All Animal Control gave a presentation on animal control issues and how wild animals can invade and damage properties. Her focus was on preventative measures to ensure that the animals do not have easy access to member's homes. She reported that the state currently has a mandate to protect people and pets from raccoons. Thinning the population can be done by trapping families who are then taken to veterinary facilities for shots and then released to the wild. Lone animals are humanely euthanized. Tammy indicated that her company was available to property owners who wish to have inspections on their property and/or trapping devices placed.
- The Dept. of Health is planning to visit the island this month to inspect the beaches looking for unlawful discharges of septic systems or other pollutants that could harm shellfish. This inspection is performed approximately every 12 years.

Legal:

- Claudia reported that there are currently nine delinquencies.
- A bankruptcy notice was received by the HMC office regarding a current member. At the present time there are no monies due to HMC by that member.

Land Use: No Report

Transportation:

- It was agreed that HMC will continue to pay our ferry Captain's license renewal fees.

Rules & Regulations:

- A request was received by the Rules chairman from a member to impose quiet time for all day on Sunday. This will be discussed by the Rules committee.
- One Rules violation filed with the committee will be defaulted on behalf of the complainant since the other party involved has failed to respond.
- A complaint was filed about excessive noise on Gerry Smith's property. Mr. Smith has not granted permission for activity to occur on his property. He granted permission for

others to challenge incidents of trespassing that are witnessed on his property. Eric Bergson will publish a statement in the Beachcomber about this issue.

Emergency Preparedness:

- Fire District 16 will be temporarily swapping out our fire truck for a different truck while they perform maintenance on ours.
- The Emergency Preparedness committee is still working on a Pre-Disaster Mitigation plan with the Pierce County Department of Emergency Management.
- The AED container still needs installation.

Water:

- Mike Davis reported that he has notified several members that their water has been shut off due to leaks.
- Water reports prepared by Karl Schafer have been provided to the Board in conjunction with Mike Davis. Mike thanked Karl for all of the hours he has volunteered his time in support of island activities.
- Fred reported out on a proposal by Pat Pitt to create a new Water Project Committee to help guide us towards a successful upgrade. He reiterated that previous efforts have reduced our options down to two choices. (Retain ownership or give it away.) A third option has been proposed and this committee will now address all three. Feasibility, identified options, and cost distribution are three primary issues that remain to be defined. The proposed Project Committee would be the only Board sanctioned entity to be recognized by HMC.
- Fred made a point of stating that all of the committees on the island consist of volunteers who are tasked to help the island manager run the different departments.
- Pat Pitt gave a report on why his Task force was formed as a short term assignment to perform risk analysis, project analysis, etc. on behalf of the membership. They will have the support of a highly qualified Quality Assurance expert (pro bono).
- The HMC website will be the only authorized communication venue. The current water website that was recently published is not a board sanctioned entity and should not be considered the primary source of information for water system issues.
- **Fred Fath made a motion for the Board to authorize the formation of a Water Project committee (WPC). This committee will be authorized to develop options to be presented to the members that include but are not limited to, risk analysis, legalities, a statement of pros and cons, and financing options. The WPC will also be tasked to develop a project schedule. Motion carried.**

Technology:

- Eric Bergson reported that a meeting of the new Technology Committee was conducted to set goals and look at short term projects that could be accomplished quickly. They want to open up the wireless connection at the Community Center and have prepared a variety of options for presentation to the Board before the next board meeting. Some of their long term goals are: Automating the check-in of the ferry system process, and developing a plan to bring HMC technology up to the standards of the mainland. An HMC Wireless network is another project up for consideration.

Parks:

- Tracy Anspach reported that he will be meeting with his committee for future planning and budget review. Claudia Ellsworth offered to participate in the committee meeting to become acquainted with their activities.
- Kathy Deuster made a point of thanking Danny Duback for the work he has been doing on the island.

Roads:

- A letter was received into the office concerning an HMC encroachment onto a member's property. This was discovered as a result of a recent survey conducted on Janet Podell's property. A portion of South Herron Blvd. is encroaching approximately 12' onto Janet's property at the south end of the island. The member is requesting that HMC correct the situation and discussion followed about how to accomplish moving the road. A concern about water drainage was addressed and how the correction might impact other member's properties. Allen Moren will design a solution to mitigate the potential for problems. Licensed and bonded contractors have been contacted to view the affected properties. Dick Mowry indicated a "daylight drainage" solution should be effective for the

road relocation. Pat Pitt suggested that all affected property members be notified of the upcoming changes once the defined solution has been identified. The Board agreed. The Board instructed Allen to create a proposal and email it to the island manager for routing to the Board for approval. A letter was received from Pat Pitt's lawyer emphasizing that HMC will be held liable if the Pitt property is negatively impacted by either water drainage issues or his underground propane tank that is located parallel to the existing road.

- Debris on single lane road still needs to be cleaned. Some islanders have offered to pick up the debris.
- The Stop sign on Fir Lane has been repaired.

Old Business: None

New Business:

- Gary Peterson requested the status of a communication that he presented to the Board last month. It was noted that this was inadvertently overlooked and will be addressed before the next Board meeting.
- Kathy Deuster reported that the golf cart repair contractor will be on the island Wed. Sept. 9th. She would like to know who might be interested in availing themselves of this service.

Action Item Review:

- The Board reviewed the open action items, updated status as appropriate, and added the actions that were identified from today's meeting.

Beachcomber:

- Kathy reported that it costs \$1.03 to mail a Beachcomber through the mail. Members are encouraged to sign up for electronic transmission. Eric Bergson suggested that we establish a policy that members can only receive a mailed copy of the Beachcomber if they specifically request it. The Board will take it under advisement and address the proposal at a later date.
- The next Beachcomber will be the August issue. Inputs are required electronically no later than 5:00 PM on Wed. August 12, 2009. The Beachcomber Editor is beachcomber@herronisland.org.

Adjournment: Janet Podell made a motion to adjourn the meeting. Motion carried.

Respectfully submitted,

Janet Podell
Secretary