

HMC Management Board Meeting Minutes
December 11, 2004

Call to Order: K. Freeman called the meeting to order at 10 AM.

Roll Call: Ken Freeman, President, Bill Zazzo, Vice President, Fred Fath, Secretary and Treasurer, Al Moren, Board Member, Joseph Pentheroudakis, and Doug Allen, Island Manager.

Previous Board Meeting Minutes

Bill Zazzo made a motion to accept the November Board meeting minutes. Motion carried.

Correspondence:

There were two pieces of correspondence this month. Aspen Surveying submitted a proposal for work on Ferry Street. Joseph Pentheroudakis submitted a letter of resignation from the board and rules committee due to personal reasons.

Finance:

The total ferry drydock expense came in at \$85,578.59. We budgeted \$40,000 for this year and had \$46,446.40 in the reserve account so the total available to pay the expense was \$86,446.40 which exceeded the expense by about \$868. I suggest that with the surplus generated from last year that we only take an additional \$21,679 out of the reserve (in addition to the \$21,767 already taken out of the reserve). This will leave about \$3000 in the drydock reserve account and make the general account whole.

The audit of last years accounting will take place soon by Doug Collier CPA but preliminary analysis shows everything should be in good order with a useable surplus of about \$3000.

A decision was made to upgrade the software (Quickbooks) used for accounting to the same version used by our CPA. We also decided to deposit the money collected for the water system by special assessment into the Vanguard water reserve account.

Fred Fath made a motion to pay the monthly island bills which are in line with expectations. Motion carried.

Island Manager's report:

A detailed assessment of each section can be found in the Island Manager's written report. Additional discussions that occurred between the Board and HMC members present are shown below.

Administrative:

Al Moren made a motion to provide cards and a \$20 gift to each HMC employee.

It was decided to sell the water system truck as it is not being used and purchase a tool box for use on Scott's personal truck.

It was decided to stay with our accounting support from Donna Smith as she leaves Doug Collier CPA and forms her own company. We will continue with Doug Collier CPA for the audit.

There was a minor accident with a vehicle being loaded on the ferry. It is being investigated. There was discussion on the responsibility of the crew vs. the driver on loading.

Legal:

Doug Allen attended the Island Attorney's Christmas event. There was some discussion on filling of by-laws and the use of other members of the firm.

Land Use

There was discussion on whether the docks and floats that extend beyond the mean low tide are correctly assessed by the state. Al Moren will look at the issue.

There has been a survey of the lot owned by HMC where the path to South Beach is located. Adjacent lot owners are interested in potential purchase or use of part of the lot. The board will wait for the owner's proposal or intent.

Al Moren and the Boosters are still working on the wet-land issue for the park by the fire station.

Transportation:

The shortage of ferry captains looks better as potential part-time captains seem to be materializing. We are hiring Gary Cousins as he works on upgrading his license to 100 ton.

There was a lot of discussion on charging issues by contractors. There seems to be an issue between member contractors and non-member contractors on a policy from 1995. The board agreed that contractors should be allowed to charge (whether a member or not) so a motion was made to remove the word non-member from the policy. Motion carried.

Rules & Regulations:

Merry Kogut is the new secretary of the rules committee. Joseph is resigning from the rules committee as soon as a new chairman is found. Rules will be updated to make time limits more feasible for the Island.

Fire Department/Emergency Preparedness:

There is an issue with moving the fire truck. Mike Davis volunteered to be checked out as a potential mover. The fire department is working on an updated policy for the Island that will address the issue of who can move the vehicle just to park it outside the station when other uses of the building are needed.

The Island ambulance may be replaced in February 2005. There was a long report on emergency procedures that will be considered.

Water:

Mike Davis (a new member on the Island) is a state certified water manager that may be available for our water system. Doug will talk with him.

A Tacoma engineering firm (Apex Engineering) has been engaged to help the Pierce County permit process. They have already worked the Conditional Use Permit issue (not needed) with the county. Doug provided further documentation which they are going to present to the county.

There is a need for a water circulating system within our new tank to keep water from getting old inside the tank. Doug is looking into getting a proposal from a valve company to install a system that prevents this water layering.

Parks:

None

Roads:

Bill Zazzo made a motion to accept the surveying proposal for \$2000 to survey Ferry Street. This has been an issue for a long time. Motion carried.

Boosters:

Dinner tonight.

Beachcomber:

Patricia Jones (editor) email address: hjones@yahoo.com

Next issue is in January with the deadline of 1/14/05.

Unfinished Business:

None

New Business:

Clarence Jones has agreed to replace Joseph Pentheroudakis on the Board. Joseph Pentheroudakis made a motion to elect Clarence Jones to fill out his term. Motion carried.

Membership Questions:

None

Adjournment:

Bill Zazzo made a motion to adjourn the meeting. Motion carried.

Respectfully submitted by,

Fred Fath, Recording Secretary