

## **HMC Management Board Meeting Minutes**

**Date December-10-05**

### **Call to Order:**

Fred Fath called the meeting to order at 10 AM.

### **Roll Call:**

Fred Fath; President, Bill Zazzo; Vice President, Kathy Fennell; Treasurer, Clarrie Jones; Secretary, Al Moren; Board Member, and Doug Allen; Island Manager.

### **Previous Board Meeting Minutes**

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

### **Correspondence:**

A letter and a check for \$20,000.00 were received from Dick Pugh for the rebuilding of the bulkhead and steps next to the ferry terminal. A letter was received from Associated Petroleum Products, to welcome HMC as a new customer. An email was received from Kathleen Reader regarding an email list for Beachcomber readers.

### **Finance:**

Kathy Fennell made a motion to pay the bills, with provisional approval of a bill from Montgomery Water Group in the amount of \$950. Motion passed.. Island Manager Doug Allen will do more research before approving this payment as the work may be covered in the original contract agreement.

### **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:**

The Board discussed the Pierce County refusal to pay HMC assessments for county-owned lots; Doug Allen reported that the county council's office researched this issue and determined that no laws pertain. It was suggested that HMC has the option of foreclosing on delinquent county-owned properties. Doug will contact Jim Strichartz for his opinion. The Board tabled the item for future discussion. There was also a discussion about identifying a new audit firm due to lack of attention of our present CPA. Doug Allen will contact Collier's office to determine if he is still interested in our business. Preliminary inquiries indicate that changing companies to conduct the audit would involve much higher costs.

A recent attempt to purchase new computers for the office at a significant discount failed due to lack of stock. There was also a discussion on the possibilities of using a small landing craft during the upcoming ferry dry dock period. The advantage would be in having the bow drop down so that passengers could stay dry during loading/unloading. The Island Manager follow up with Pierce County on the use of the old boat ramp near the mainland ferry terminal and research the Coast guard requirements regarding captain licensing and vessel inspection.

### **Legal:**

The Board discussed the advantages of having the island law firm assume the responsibilities to place and release liens on delinquent properties. Kathy Fennell made a motion to transfer responsibility for placing and releasing liens to the office of J. Strichartz. Motion passed.

### **Land Use:**

There was a discussion on the Anderson property and the advantage of gaining permanent rights to the trail area instead of just an easement as well as a larger well-defined property in exchange for a small corner of the parking area. A motion was made by Al Moren to accept the Anderson offer. Motion passed. There was also a discussion on HMC owned lots. The Land Use Committee has recommended that several lots be designated as "special purpose" lots, and that they be officially noted on a "Do Not Sell" list that is attached to the bylaws. The Board decided against this as it would place undue restrictions on future Boards. A request was made to continue the moratorium on sales until the next board meeting and the Board agreed. Al Moren made a motion to accept the original Land Use Committee Charter with a minor revision and the motion passed.

### **Transportation:**

The two new part-time deckhand trainees have completed their training. The new supplier of fuel for the ferry has resulted in considerable savings in fuel costs for HMC.

### **Rules & Regulations:**

Nothing to report.

### **Emergency Preparedness:**

The new Emergency Preparedness Committee Chairperson is Carol Crowley.

### **Water:**

There was a discussion on the water pressure and it was decided that the pressure was acceptable. The County inspections are not yet complete due to

some recommendations to place straw and rock to control possible erosion at the well site.

**Parks:**

Nothing to report.

**Roads:**

Al Moren will proceed with purchasing new signs, which were approved as part of the current budget.

**Boosters:**

A meeting and dance is planned for this evening.

**Beachcomber:**

Ken Freeman has agreed to become the Editor.

**Unfinished Business:**

None.

**New Business:**

A proposal was made to outsource the printing of the Beachcomber. The Board decided that this decision should be part of the 07 budget planning process.

**Membership Questions:**

None.

**Adjournment:**

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

Respectfully submitted by,

Clarrie Jones, Recording Secretary