

**HMC Management Board Meeting Minutes
December 9, 2006**

Call to Order: Al Moren called the meeting to order at 10 AM.

Roll Call: Al Moren, President, Kathryn Deuster, Vice President, Kathy Fennell Treasurer/Secretary, Mike Shettlesworth and Beth Owen, Board members; Doug Allen, Island manager.

Previous Board Meeting Minutes:

Kathryn Deuster made a motion to accept the November meeting minutes. Motion carried.

Correspondence: Letter from Leonard Mohr requesting reinstatement of driving privileges. The Island Manager will contact Mr. Mohr for additional information.

Finance: Fund transfers to Vanguard reserve accounts approved at the November Board meeting have been completed. Work on the FY06 audit continues. Kathy Fennell made a motion to pay the bills; motion carried.

Administrative:

- During a recent title search, it was discovered that the titles to several properties are still listed under the old name of *Herron Maintenance Company* instead of *HMC Management*. Land use attorney and member, Mark Anderson discussed options for correcting the problem. Quit claim deeds could be issued for each property. A simpler approach would be to issue a legal notice so that the declaration of name change would affect all properties recorded with the Pierce County auditor. The Board agreed to hire Mr. Anderson to work with the Island Manager and issue the notice.
- The Island manager has received two applications for the office manager position. Interviews will start next week.

Land Use: The proposed revocable license agreement between HMC Management and the Pughs was reviewed by Jim Strichartz, the Island's attorney. Suggestions from Mr. Strichartz were discussed by the Board and Mark Anderson, who drafted the agreement. Mr. Anderson made subsequent wording changes to Section C. Paragraph 5 (*Exclusivity*). Mike Shettlesworth made a motion that the modified agreement dated 12/7/06 be submitted to the Pughs; motion carried. It appears that recent landscaping work to develop a berm on the Pugh's property along Ferry Road has followed a straight line, rather than the curved property line, thus pushing dirt onto HMC property. Removal of dirt from HMC property along Ferry Rd. will be a stipulation of executing the agreement. Al Moren will present the approved agreement to the Pughs, and discuss removing dirt from HMC property.

Mark Anderson discussed the status of the plat change that involves his property adjacent to the South Beach trail. The boundary line change will create a 30 ft corridor that includes the trail to the beach. In exchange, the Andersons will gain property closer to road. Surveyors marked the new corners yesterday. The boundary line change should be finalized by end of year.

Transportation: There was discussion about the need to purchase two emergency generators to operate the docks during power outages. Currently, the crew must climb ladders in severe weather conditions to operate the docks. Such a purchase would typically require approval of the membership, however given the serious safety considerations for the crew the Board may authorize emergency purchases. The cost is estimated to be between \$30,000 and \$35,000. Funding would come through a combination of Dock reserve funds and unspent funds from last year. Kathryn Deuster made a motion to declare an emergency situation for the safety of employees, and go forward with the purchase and installation of two generators; motion carried.

Rules: An appeal of a rules violation penalty is scheduled following the January Board meeting. No other complaints are pending.

Emergency Preparedness: No report

Fire: There is a battery problem on engine, and auxiliary charging is required. The Fire Department is aware.

Water:

- Member Jerry Hansen recently offered a vehicle that Scott Schultz will use for water repairs. Some funds may be needed to keep the vehicle running. The Island Manager will contact J. Hansen to get additional information about the condition of the vehicle.
- Mike Davis accepted the position of Water chair.
- K. Deuster, K. Fennell, A. Moren and D. Allen met with representatives of Key Bank on December 8th to discuss financing for the water distribution system. The bank could work in concert with the USDA to issue a construction loan and eventual mortgage. We have not yet received a written proposal from Peninsula Light about the water distribution system project. Doug Allen will contact Peninsula Light next week to check the status. We have not received any written response from WA Water about interest in the project.

Parks: The Parks Committee submitted a request for additional funds for signs, materials to attach new buoy markers and a hose bib by the fire pit at North Beach. Kathy Fennell recommended that Parks current maintenance budget and reserve funds be used for these expenses. The Board approved moving forward with these projects. Owners of two of the "abandoned" boats at North Beach have been identified. Mark Anderson will assist with a search of State Department of Licensing records to identify owners of some of the remaining boats. The Parks Committee charter was revised based on discussion at the November Board meeting; Al Moren will sign the approved charter today.

Roads: Dick Mowry is leaving the island on December 15th and will be away for approximately two months. He has recently completed significant road maintenance work to prepare for winter.

Boosters: A Holiday Pot Luck dinner will be held this evening at the Community Building.

Beachcomber: The next issue will be produced following the January Board meeting.

Old Business: None

New Business:

- Beth Owen made a motion that the Board authorize and post a \$500 reward for information related to recent vandalism of a member's property. The incident has been reported to the police, and the property owner has posted a \$1500 reward for information leading to a conviction. Such criminal activity is covered under Island rules as a Class A violation that carries a \$500 fine. After further discussion, Beth Owen withdrew her motion in favor of writing an article about this incident in the Beachcomber.
- There was discussion about the trailer on W. Herron Blvd. that was destroyed by a fallen tree last year, and whether the Board could facilitate cleanup of the property. Evidently the owner of the trailer is not the property owner. The Island manager will check with Pierce County to see if any action is planned.
- A lease to grow and harvest geoducks has recently been approved for tidelands outside of Vaughn. Beth Owen asked if Island owners would be able to lease their tidelands. Article K of the Herron Island Rules (rev. July 2004) addresses limitations on business use of property. This information will be included in the next issue of the Beachcomber.

Adjournment: Kathy Fennell made a motion to adjourn at 11:40.

Respectfully Submitted,

Kathy Fennell, Recording Secretary