

**HMC Management Board Meeting Minutes  
(December 13, 2008)**

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

**Roll Call:** Fred Fath, President/Treasurer, Kathryn Deuster, Vice President, Janet Podell, Secretary; Judy Grienke, Assistant Treasurer, Eric Bergson, Member at Large, Doug Allen, Island Manager

**Previous Board Meeting Minutes:** **Kathy Deuster made a motion to accept the November '08 meeting minutes. Motion carried.**

**Correspondence:** Eight pieces of correspondence were received during the month. These were discussed as each subject arose during the course of the meeting.

**Finance:**

- Fred Fath gave a description of how we will describe an “accrued expense” and how the accounting system will reflect these expenditures.
- He provided an explanation of a bill to the Coast Guard for ferry inspection.
- The current status of delinquencies is reported to be lower than last year.
- **Fred Fath made a motion to pay the bills. Motion carried.**

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

**Administration:**

- The Island Manager gave a follow up report on the recent meeting with Aspen Surveying. He and some of the board members met with Aspen last week. They agreed to color code the island map to include all survey markings that have been completed and they will submit a proposal for the remainder. Judy Grienke gave special accolades to Kathy Deuster for the professional (and firm way) she addressed Aspen representatives. It was a no nonsense approach that outlined our issues and stated our expectations. Aspen appreciated our concerns and promised to work with us to meet our expectations. We are hoping to see a proposal for the remainder of the work very close to our original budget plan.
- Community Bldg issue. Fire District 16 has offered to pay us a monthly rent of \$75 and credit back to us for the insurance that they will continue to pay. (Approx \$25 per month) Discussion followed about how we want to handle this administratively. HMC would prefer to process these transactions by receiving a flat rate of \$50 from them with the assumption that FD16 would cover the annual insurance payments.
- The APP attorney contacted the office and advised us that they will move our project up in priority. The IM will follow up with them in January.
- Should we sell our weed sprayer and 3-phase converter? The Board decided to go ahead and sell. **Kathy Deuster made a motion to sell. Motion carried.**
- We will take pictures of the file cabinets that are available for member purchase and post them on the website Classifieds.
- The former ferry generator needs to be moved. Eric Bergson will help to move the generator following the Board meeting today.

### Legal:

- Vehicles on Rucks property – Pierce County is preparing an affidavit to allow us to remove the vehicles. There are three vehicles on the property that need to be removed. **Fred Fath made a motion that we negotiate with Ron's Auto Wrecking to remove the vehicles in exchange for the 3 phase converter that he expressed interested in. If this is not acceptable we will pay for the removal of the vehicles at his regular rate. Motion carried.**
- Russ Harpel property (former Overland property) - Harpel has proposed paying off the outstanding assessment balance of \$12K @ \$1000/mo. After 6 months he requested that we revisit the balance and possibly negotiate waiving some of the late fees. He feels that this would demonstrate his good faith effort to pay off his delinquencies. Judy Grienke proposed applying the first \$2000 towards November and December delinquencies and an additional \$1000 would be due in January '09. The Board agreed to give serious consideration to his plan. A Forbearance agreement will be drawn up to cover the payment schedule.
- Baldwin property delinquency – Dallas Amidon works with a colleague who is party to this action and he will advise them how serious this is. **Judy Grienke made a motion file a simple lawsuit to recover outstanding assessments as advised by the island attorney. We will postpone this action until the next Board meeting to allow Dallas time to meet with them in the hopes that this could preclude the need to file a lawsuit.**

### Land Use:

- Tax appeal hearings on three HMC's contested properties are scheduled for the first week in February. Judy Grienke will attend on behalf of HMC. Dallas Amidon offered to accompany Judy to these hearings.

### Transportation:

- See Island Manager's report.
- The ferry crew will no longer maintain ferry passes on behalf of the pass owners.
- The replacement window for the mainland shed has been installed.
- A Transportation committee report was submitted from Mike Shettlesworth. It covered: the upcoming ferry crew wage and benefit package negotiations, a report-out on the success of the recently added Wednesday ferry run, cost savings measures that are being practiced (running the ferry at lower RPMs to save fuel), and the future spill containment plan which addresses future cost savings tied to each fueling.
- A meeting of the Transportation committee is scheduled for today (Dec. 13) following the board meeting.
- There is miscellaneous surplus equipment being stored next to the ferry oil shed that is unsightly and needs to be cleaned up.

### Rules & Regulations:

- The Rules committee chairman submitted an email report identifying the status of current rules complaints. There are currently two formal complaints being worked.

- The committee will try to meet in January to introduce new committee members and familiarize them with the committee's charter.

### **Emergency Preparedness:**

- Mike Davis, Mike Shettlesworth, Carole Crowley, Karl Schafer and Scott Sloan met to go over the new Emergency Response issues, Radio Procedures, Training, Fire Dept. issues and recruiting of new members. The next meeting will be January 14, 2009.
- The make-up of this committee was discussed. Fred Fath provided his assessment of the by-laws and island charter that addresses non HMC members participating on committees. It was concluded that non-member participation on a committee was acceptable under most circumstances. However, these committee members would be excused from participating when there are issues being addressed that directly involve fiduciary decisions. Also it was decided that they could not act as committee chairpersons on behalf of the island.

### **Water:**

- Mike Davis provided a written report indicating that the Draft Water System Plan has been received and is being reviewed for corrections/clarity.
- It was also reported that Red's Electric will be at the top of the list for emergency responses. They have offered to come to the island and look over the Pump Station at no charge to HMC. They will make suggestions about additional needs at the pump station.

### **Parks:**

- The Parks/Booster storage addition to the Rose Pavilion is on the agenda to complete in 2009.
- It was brought to the committee's attention that there were some concerns about the Parks storage shed. The shed was inspected this past month, and a temporary tarp was put in place to prevent further leakage. Roof and flooring replacement will be done during spring work parties. They found no reason to remove or tear down the existing structure.
- The Parks committee will meet in early 2009 for 2010 budget planning and to begin 2009 work party planning.

### **Roads:**

- Road signs – work underway. Karl Schafer and other volunteers are working on this project. Allen Moren needs to work with these volunteers for further direction.
- The sign on the One Way street has been tampered with and needs to be repaired. Consideration has been given to making this a two way road to a certain point. Further discussion will be deferred until a later date.
- The culvert on East Herron Blvd. was repaired.

### **Old Business:**

- Kathy Deuster made a point of thanking Dana Gruber, David Franzman and Chris Rushmeier's brother for completing the outside patio ceiling.

**New Business:**

- Janet Podell will place an alert on the website soliciting volunteers for upcoming island projects.
- Kathy Deuster reported that there is a new service available for UPS package delivery. It is in Key Center and it's called "Goin' Postal". A notification will be placed in the next Beachcomber advising members of this service.
- Dallas Amidon reported that the old Kirk store and the two properties above it on East Madrona are now on the market for sale.
- Dallas also reported that he has been talking to the Safe Streets organization about coming to the island and sharing some ideas about enhancing our neighborhood security and reducing vandalism. Dallas will work with Judy to set up a meeting with them.
- A member in the audience suggested that we consider adding a communication forum or blog on our website for the benefit of the membership communications. This will be considered.

**Action Item Review:**

- The Board has decided to begin tracking action items. An action item review will be conducted at all future Board meetings following the New Business section to assure that projects and assigned responsibilities are captured and tracked to completion.

**Beachcomber:**

- The next Beachcomber will be the January/February issue. Inputs are required electronically no later than 5:00 PM on Wed. January 14, 2009. The Beachcomber Editor is [beachcomber@herronisland.org](mailto:beachcomber@herronisland.org).

**Adjournment: Kathy Deuster made a motion to adjourn the meeting.  
Motion carried.**

Respectfully submitted,

Janet Podell  
Secretary