

## HMC Management Board Meeting Minutes

December 14, 2013

**Call to Order:** Gary Wanzong called the meeting to order at 10:00 AM.

**Roll Call:** Gary Wanzong, President Co-Treasurer; Pat Zazzo, Vice-President; Sherri Anderson, Secretary Co-Treasurer; Dianne DeGood and Janet Podell, Members at Large; Claudia Ellsworth, Island Manager (IM).

Gary announced that Board members would be recording the meeting for the purpose of completing the minutes.

**Previous HMC Management Board Meeting Minutes:** Gary moved to approve the November 2013 HMC Management Board meeting minutes. Motion carried.

### **Correspondence:**

- Note from a Member in regards to water
- Email from Member for notification of when the minutes are posted on line
- Email from Member asking to withdraw idea of how lots should be assessed
- Email from Member clarifying Form 13

Other correspondence or discussions are covered within the Island Manager's Administrative report

**Finance:** Gary moved to pay the bills for the HMC Management General Fund and HMC Water Department as presented. With no further discussion motion carried.

**Sherri made a motion to move budgeted reserves from operating accounts to reserve accounts which are \$69,750 1<sup>st</sup> half HMC assessments and \$9,512.50 1<sup>st</sup> qtr HIWD assessment. With no further discussion motion carried.**

**Administration:** See the Island Manager's report for the full report of Administration issues.

**Water and Water Committee:** Charles Smith mentioned HMC is verifying the meter readings, getting set for billing, and notifying people on the leak list, which is down to three on the latest leak list.

Need to set up on the website a place to put the water publication "TAPPED". December is a maintenance month so Charles will be flushing fire hydrants between the dates of December 21-24, 2013.

Judy Greinke noted a need to improve HMC road encroachment policy as it needs to specify if the costs will exceed the \$1,000 deposit that this will be the responsibility of the Member. There was a discussion about notification to HMC before Members dig. Interfering with the water system is serious and is a criminal activity. There was a discussion on water tier rates for budget 2014 which included that the 2<sup>nd</sup> tier is taxable so it was suggested to set the 1<sup>st</sup> tier high.

**Land Use (LUC):** Policy presented to Board which will be reviewed this next month. LUC recommended changes to Form 13 and the Board will also be reviewing Form 13.

**Emergency Preparedness:** Meeting will start up again today @ 12:30pm

**Ferry:** John Farris mentioned that he has been tracking daily fuel consumption. As of last Thursday fuel consumption was averaging 29.1 gallons per day versus 45-50 gallons per day on the old engines. The last fueling took place after 28 days versus 23-25 days. This will result in savings in the number of times HMC pays for fuel standby. There will also be savings on oil costs. When the engines were installed, HMC spent a couple thousand dollars on an oil regeneration system. Oil consumption has been zero versus 3-5 gallons per week of oil were used. Service has been out twice and it is not anticipated to be out for awhile. All is looking good.

**B.O.O.S.T.E.R.S:** Next meeting is February. There are 118 so far signed up for the Island Directory. Members can still sign up for the Island directory which is planning to publish by Memorial weekend.

**Beachcomber:** Must submit articles by Wednesday, 5 pm, January 15<sup>th</sup> for the January/February issue. There will no longer be a Beachcomber brief, therefore, in October, December and February the Board won't have a Beachcomber published.

**Old Business:** 20 Members have signed up for the paperless billing of water charges so far.

Gary mentioned the Board met with HMC attorney on November 22, 2013 to discuss the ballot and possible assessment options. The Board was advised that Washington State guidance for HOAs must be set up on a membership basis and treated fairly across the entire membership. HOA costs must be divided equally among Members. HMC has the definition of a Member is an individual and not by property. Attorney advises HMC is not able to make any changes to the assessment method unless 100% of the membership votes to make changes. .

Last month it was brought up that there was a company that could possibly be contracted for fueling and include spill response too but found out the company only has authority with their own boats. They will continue to research if able to fuel other boats.

Ferry Ramp painting – Reminder that Members are needed to help with this major project through joining a committee in support of the project.

**New Business:** Gary mentioned that Committee budgets are due by the end of January 2014.

Gary will not make the January Board meeting so Pat will lead it.

**Executive Session – took place to discuss a legal issue. There were no decisions made.**

**Since there was no further business, Gary moved that we adjourn the meeting. Motion carried.**

Respectfully submitted,

Sherri Anderson, Recording Secretary