

HMC Management Board Meeting Minutes February 10, 2007

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, Members at Large; Doug Allen, Island Manager.

Previous Board Meeting Minutes: Beth Owen made a motion to accept the January 13th meeting minutes; motion carried.

Correspondence: Thank you note from the Boosters for contributing to the cost of the new heating system in the Community Center; letter from Ron and Delia Galluci re: trading their lot for an HMC lot; email from Ken Freeman re: options to streamline folding the Beachcomber; email from Terrill Chilson re: Park Committee recommendations for changing Park-related rules and schedule of fines; letter from a member requesting reinstatement of driving privileges (distributed at the meeting).

Finance: Kathy Fennell made a motion to pay the bills; motion carried. A joint meeting of the Finance Committee, Board and Department chairs to begin FY08 budget development is scheduled at noon on March 10th. The Board approved \$25/ day to reimburse members who provide housing for back up crew.

Administration: HMC Management has recently received \$89,000 in back assessments, interest and handling fees related to sale of the Kirk properties. Terrill Chilson requested that a discussion of options for folding and mailing the Beachcomber be tabled for now. Post storm clean up of the roads has been completed. A burn permit for North Beach will be requested for Saturday, May 19th. There was discussion about the possibility of hiring Pierce Co. sheriffs to patrol the island for the July 4th weekend. It was decided that the appropriate way to deal with problems is by homeowners enforcing island rules, filing complaints with the Rules committee and contacting 911 if needed. An article will be included in the Beachcomber about this issue.

Legal: The Island's attorney confirmed that the Board has authority to ban geoduck farming based on current bylaws. Legal filings related to foreclosures for delinquent owners are in process.

Land Use: There was a lengthy discussion about the proposed trade of the Galluci's lot adjacent to the Community Building (903 Yew) for an HMC lot at 311 E. Madrona. Issues include the relative values of the lots, potential future uses of the 903 Yew lot, and if the proposal should go to the Land Use committee for review. Any land swap would need membership approval. Mike Shettlesworth made a motion to obtain perc tests and wetlands evaluations (now required to obtain building permits) for both lots, and that the proposal not be sent to Land Use Committee for review; motion passed. Kathryn Deuster will follow-up with the Galluci's.

The Pugh's have requested some revisions to the last draft of the revocable license agreement granting use of a portion of HMC Property for placement of a gated fence and as a residential landscape buffer. Kathy Fennell made a motion to approve the revocable license agreement contingent on review and approval of the Pughs' proposed changes by attorney Mark Anderson; motion carried. The Board agreed that the Pugh's should pay \$2,500 for costs related to installing a culvert. Al Moren will convey that the berm on the north side of Ferry St. must be moved beyond the property line. A letter with this stipulation will accompany the final license agreement.

Transportation: Generators and heavy duty fencing for the mainland and island docks are on order. A reduction in the value of the ferry based on a recent survey will result in a lower insured

value and somewhat lower premiums. A single insurance company has agreed to carry all excess liability coverage for the ferry.

Rules & Regulations: No report. Chair Merry Kogut submitted an email to the Board and the Parks Committee on 2/8 in support of the proposed changes in Park rules and fines.

Emergency Preparedness: Carole Crowley will meet with the Board today to debrief on issues that arose during the recent storm related power outage. The Committee has identified additional items that need to be purchased for island emergencies. A solution for heating the Community Building in the event of a prolonged power outage needs to be identified. A defibrillator is on order.

Water: WA Water has confirmed that it has no capital to invest in distribution system improvements. The operations engineer from Peninsula Light would like to meet with the Board in early March to review their proposal, and also present at the March Board meeting. There was discussion about options for providing a vehicle for use by the water department assistant. Doug Allen will check with our accountant about options. Al Moren has had recent contact with Bruce Whittall at the USDA about the status of its loan program. Mike Shettlesworth made a motion to submit a ballot measure requesting membership approval to authorize up to \$15,000 for engineering costs to start the USDA loan application process, and to spend these funds if necessary; motion carried. Unspent funds from FY06 would be used for this expenditure.

Parks: The Board discussed recommendations from the Parks Committee for changing the level of fines for some infractions involving Park areas and for increasing the amount of those fines. The Board will review the suggestions in detail, email comments and questions to the Parks Committee, and decide on the recommendations at the March meeting. There was discussion about costs to replace the leaning flag pole at North Beach and install steps at South Beach. During a recent work party, it was discovered that many of the original small boat dock deck planks need to be replaced. Al Moren made a motion to authorize funds to replace the deck planks (estimated at \$3700) and related disposal costs; motion carried.

Roads: Island roads are in need of gravel. Dick Mowry agreed to obtain costs for a barge load of gravel. A ballot measure will be developed requesting membership approval to purchase a barge load of gravel using unspent funds.

Boosters: Remodeling of the kitchen and bathrooms in the Community Building funded by the Boosters is now complete. Mike Shettlesworth requested that the Board approve funds to complete filing cabinets, and the Board concurred.

Old Business: None.

New Business: The Board approved June 30- July 1 as the "official" holiday weekend. Consistent with past years, July 4th (a Wednesday) was approved for the fireworks celebration at North Beach.

The Board recessed to executive session to discuss a member's request to reinstate driving privileges. The Board decided not to reinstate privileges at this time.

Adjournment: Kathy Fennell made a motion to adjourn the meeting, motion carried.

Respectfully Submitted,

Kathy Fennell