

HMC Management Board Meeting Minutes (February 14, 2009)

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: **Judy Grienke made a motion to accept the January '09 meeting minutes. Motion carried.**

Correspondence: Ten pieces of correspondence were received during the month. Each was discussed as its topic arose during the meeting.

Finance:

- Fred Fath reported that we are one third of the way through the fiscal year. Assessment revenues are down because we reduced the amount of assessable units resulting from an increase in HMC properties and the combination of some member lots. We are currently at 400 assessable units. Presently we have seven delinquencies. Fred is projecting that assessment revenues may be down 1-2% this budget year.
- At this point it looks like the General Account will not realize any carryover into the next budget year. For this and other reasons, next year's budgeting activities will have some challenges.
- A letter received from Milt Cutler concerning ferry fees has been referred to the Finance committee.
- **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:

- Fred Fath recognized volunteers who made significant contributions to the island over the past year. Fred named 41 of the volunteers who assisted with Island projects in 2008. Each name was read and recognition certificates were given out to the members who were present at the meeting. The remaining certificates will be distributed separately. A listing of those volunteers is attached to these minutes.
- Doug Allen suggested that Board members who have to come over exclusively for island business reasons, be reimbursed for mileage, bridge toll, and ferry fees. Discussion followed but the affected members indicated that they consider these costs to be part of their volunteer package and do not wish to be reimbursed for those expenses.
- Upcoming Safe Streets meeting. – Judy Grienke reported out on the previous meeting and advised everyone that there are two choices for speakers to come to the island and address the members. We need to decide when the next meeting will occur so we can determine who the speaker will be. A notice will be placed in the Beachcomber to advise members when the Sheriff's Deputy will be coming to address the members.
- Vehicles on former Rucks property. One vehicle became stuck when the contractor attempted to remove it. It is partially blocking the road but not to the point that the road is impassible. The contractor will come back on Tuesday to remedy the situation.
- Some HMC property/equipment will be made available for sale to members. We will keep the generator and propane heaters for emergency preparedness. There is some cyclone fencing, scaffolding, a vent fan, the short ladder, and the weed sprayer that will be made available for sale. We will handle this as a sealed bid process. An alert notice will be placed in the Beachcomber.

- The long delinquent Titzler property reverted to HMC following the recent Pierce County auction where no one bid on the property. The taxes will be paid by HMC (\$394.27). Dallas Amidon suggested that the property, which is adjacent to our Community Garden, could be used to increase the garden space. The water table is very high so it is unlikely that a septic system could ever be installed for building purposes. The Board will consider the suggestion.

Legal: No Report

Land Use:

- Judy Grienke reported out on the three HMC tax parcels that were appealed to the County. One parcel had its tax assessment successfully reduced. Judy went on to report that she learned of other ways to reduce taxes on those parcels that did not have their tax assessment reduced. We could create open space for a small fee that would reduce the value of the property and subsequently reduce the amount of tax.
- Aspen Surveying will come out next week to complete the island survey. Following that, the Land Use committee will reconvene to review any encroachments.

Transportation:

- Doug Allen reported out on ferry fuel savings. Capt. Farris reported that recently enacted measures compute to approximately 2 days of fuel saved every three weeks. This is a significant cost savings to the island. A member in the audience talked about encouraging members to take the earlier ferry in the morning to reduce the need to shuttle on the later ferry runs. This could result in additional fuel savings.
- A question was posed concerning the Ferry standby issue – Does our pollution coverage policy cover the contingencies laid out in the APP draft contract? Doug Allen will request this information from our insurance broker.
- Capt. Farris requested that the Board take a look at contractors who are permitted to ride the ferry for no charge. He indicated that emergency vehicles will always be permitted to ride for free, but others should not. Contractors such as Peninsula Light, the propane truck, the Honey Bucket contractor, etc. should not be exempted from paying the published ferry fees. The Finance committee will review the contractor ferry access policy.

Rules & Regulations:

- The Rules chairperson has resigned her position. She wishes to stay on the committee but not as chairman. **Eric Bergson has volunteered to be the new chairman. Kathy Deuster made a motion to approve Eric as the committee chairman . Motion carried.**
- Kathy Deuster reminded us that the island rules are being updated and anyone with input should contact her.
- There is a propane tank on Ferry Street which is on HMC property. The island manager has written a letter to the property owner to request removal.

Emergency Preparedness:

- The Emergency Preparedness committee met and discussed the Neighborhood Watch issue. They will encourage people to be more aware of what is going on around them. If a member has been victim of theft they should contact the Sherriff and also notify HMC member Sharon Stone who is keeping track of these incidents.
- It was reported that two members on the committee have boats in the water all of the time and possess a radio for emergencies.

- Eric Bergson suggested that we find a way reinstate upkeep of the island phone book for emergency preparedness purposes. Karl Schafer offered to take this on. It was also suggested that the phone book be made available to members electronically. This will help offset printing costs.
- There will be a meeting on March 3rd with Pierce County to discuss options to installing a siren on the island. PC Net will also be coming over for an update.

Water:

- Mike Davis reported that Judy Grienke and Terrill Chilson will now share the Water Committee chairmanship. Mike will be the Operations manager.
- The final draft of our Water System Plan was sent to the engineering firm in Kirkland.
- Mike Davis will attend a one day class on pipe repairs. This is being hosted through Green River Community College.
- It was noted that there was some increased electricity use at the well site in the December timeframe. The reason for this is not immediately known. Allen Moren suggested that we put a timing device on the water meter that could be used to measure peak usage times. The Board encouraged Allen to explore this concept.
- The committee provided a draft letter to the Board suggesting a “go-forward” approach on the status of our new water system. Fred Fath wanted more time to review the suggestions contained in the letter. This is an action item for the Board.

Parks:

- The Parks Committee plans to start recording the number of volunteer labor hours donated each year. It is hoped that this will demonstrate to members that without volunteer help, our island costs would be much higher.
- The Parks committee met to discuss open projects and next year’s budget. Tracy Anspach advised of the following upcoming Work Parties - March 7th, April 18th Clean up days. The docks party will be April 4th.
- Annual Burn – This is tentatively scheduled for scheduled for May 16th. Members will be able to begin bringing material to the sight on May 3rd.

Roads:

- One Way Road recommendation – The Roads Committee chairman (Allen Moren) suggested that we place a sign at the north end that reads “**Single lane road. Enter at your own risk. Yield to oncoming traffic**”. The sign at the south end will say “**Single Lane Road**”. This solution reclassifies the road and makes it open to two way traffic. **Janet Podell made a motion to accept this proposal. Motion carried.** Doug Allen will order these signs.
- Installation of the other new road signs is underway.
- Road debris on the single lane road needs to be removed. It would behoove us to take advantage of the upcoming annual burn to dispose of this debris. Volunteer help would be appreciated.
- Road gravel – Should we bring over 100 tons of road gravel? The Roads budget is currently under-running the materials section and this expenditure would be covered. The Board agreed.
- The water truck will soon need to be replaced. Fred Fath felt that we should hold on to the existing truck for the time being. Current economic conditions are driving this decision. However, it was noted that there may be some good deals to be realized at this time so we should keep our eyes open for those opportunities. We will place an alert on the website that we are looking for a new truck.

Old Business:

- None

New Business:

- The board acknowledged a Thank You letter that was received from Dana Gruber.
- Karl Schafer requested access to the Community Center on Thursday nights for the showing of free movies. The decision was deferred pending next year's budget activities that may modify the Island's fee schedule.

Action Item Review:

- Old actions items were reviewed for status and new actions were recorded.

Beachcomber:

- The next Beachcomber will be the March issue. Inputs are required electronically no later than 5:00 PM on Wed. March 18, 2009. The Beachcomber Editor is beachcomber@herronisland.org.

The Board went into a brief Executive Session to discuss the Forbearance Agreement to be implemented with Russ Harpel.

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

Respectfully submitted,

Janet Podell
Secretary