

HMC Management Board Meeting Minutes (February 13, 2010)

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 Greinke, Asst. Treasurer, Mark Anderson, Member at Large,

Previous Board Meeting Minutes: Fred Fath made a motion to accept the January '10 meeting minutes. Motion carried.

Correspondence:

- Three pieces of correspondence were received during the month. These were discussed as each subject arose during the course of the meeting.

Finance:

- Fred Fath reported that we are currently a third of the way through the fiscal year and all accounts are on target to the plan. The annual island audit will be complete this month and will be reported out to the membership in next month's Beachcomber.
- A Finance Committee meeting will be scheduled in March following the Board meeting to begin the budget planning activities for the next fiscal year.
- Mark Anderson requested that all bills listed as reimbursement to members or employees for products and services should identify the actual reimbursement it covers. And the items should be segregated into similar categories. Carolyn Snyder reported that our accounting software may limit the amount of detail that is included in the reports, but it will be checked into.
- **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:

See the Island Manager's report for miscellaneous Administration issues not directly mentioned here.

- Steve Kramer offered to help HMC with repair of the driveway in front of the Community Center.
- Mike Davis said that next month he is going to do a computer recycling run. He will be the point of contact if members have old computers they wish to recycle. After further discussion, Mike offered to take the lead in organizing collection of recyclables for TruRecycle to come to the island and pick up.
- A Community Garden write up will be added to the Beachcomber. This document describes the amenities available for those members who would like to have a plot in the garden. **Kathy Deuster made a motion to approve the write up and make it official. Motion Carried**
- **Kathy made a motion to approve the Committee Organization chart that was created. Motion carried and it will be posted on the website.**
- Tootsie Dubek was personally thanked for all of her efforts to keep our Community Center clean. And Mike Shettlesworth received recognition for taking it upon himself to regularly dispose of the Center's trash.
- There will be a meeting with all of the Committee chairs following today's Board meeting to discuss Committee Charters.

Legal:

See the Island Manager's report for miscellaneous Legal issues not directly mentioned here.

- There are three new delinquencies; one of which will be cleared shortly and another is currently making interim payments in an effort to clear the delinquency.

Land Use:

See the Island Manager's report for miscellaneous Land Use issues not directly mentioned here.

- There will be an article placed in the Beachcomber about encroachments and other land use issues.
- Fred suggested that the Land Use Committee might consider taking the lead in dealing with derelict vehicles on the island (both private and HMC). Mark Anderson reminded us that the Land Use committee is chartered to address issues relating to HMC owned properties only. Members who wish to address derelict vehicles should address their issue to the island manager.

Transportation:

See the Island Manager's report for miscellaneous Transportation issues not directly mentioned here.

- A thank you letter was received into the office from a member concerning the outstanding support she received from the ferry crew during a recent pet emergency.
- The marine survey proposals were discussed with details about the phased approach to achieve the replacement of our dolphins. Five contractor bids were assessed and one was selected by unanimous selection of the assessment committee. The first phase of this activity will be contracted shortly.
- It was noted by a member that there are a couple of logs that were placed by mainland residents on the north side of the mainland parking area. Several members discussed how this will affect summer traffic. Mark expressed concerns that it might affect or impede our ability to use that area for ferry traffic. More discussion to follow.
- Carolyn Snyder reported out on a realtor who recently used false pretenses to access the ferry and then refused to pay the outstanding ferry fee that was inappropriately charged to a member. **The Board agreed to deny ferry access to Persons Realty and its agents until they have paid the outstanding ferry fee. (Note: Subsequent to this meeting, the bill was paid in full.)**
- The Department of the Army Corps of Engineers requires us to maintain records relative to the number of passengers carried and number of runs the ferry makes every year. The Island Manager reported that in 2009, 66,000 passengers were carried on the Charlie Wells and 4000 ferry runs were made.

Rules & Regulations:

- Max Hochanadel reported that it is not clear when payment for special ferry runs is required. Carolyn reported that members must pay at the time that ferry passage is used. This requirement is identified in the Ferry Access Policy Manual. There was discussion about incorporating some of the ferry access rules into the HMC Rules manual. Mark Anderson suggested that he and Max could work together in conjunction with the Rules Committee to develop a recommendation to the Board.

Emergency Preparedness:

- Mike Davis reported that training is being developed for members of PC NET. There will be fire extinguisher and defibrillator training. Our defibrillator has now been installed outside the Community Center under the covered porch area.
- The Island Manager reported that we are in the final phases of completion of the Natural Hazard Mitigation Plan that has been underway with Pierce County.

Water:

See the Island Manager's report for miscellaneous Water issues not directly mentioned here.

- Steve Chapin reported that the WPC met last week. Kathy Deuster and Judy Greinke have volunteered to be members of the WPC. Steve noted that that membership is open and any member may join. Claudia and Judy reported that Bruce Whittle, USDA has stated we are eligible for USDA funding. Fred Fath reported that the USDA funding has some serious time constraints tied to it. Fred went on to say that because of this we need to accelerate a vote of the membership to avoid missing this exceptional opportunity. We should be able to have good enough rough order of magnitude (ROM) numbers to present to the members in time for a vote in April. Both the Island Manager and Steve Chapin believe they can develop those ROM numbers for a vote. The Island Manager reminded the members that federal stimulus funds as appropriated by Congress

will expire this year. All funds must be committed by September of this year or they will have to be re-appropriated by Congress, which is unlikely. We cannot afford to miss this opportunity. The USDA representative will be visiting the island next month to visit the water system, as part of the application process.

- The Island Manager also reminded the members that repayment of any loan does not begin until 6 months following completion of construction.
- Frank Vanravensway suggested to the members that when contractors realize that the source of the funds is governmental, they might raise their bids. The members in the audience reminded those present that the bids will still be competitive. Extensive discussion followed that encompassed the viewpoints of many members present. Excellent points were raised and these will be addressed by the Board and the WPC.
- Dallas Amidon reminded the members that the encumbrance of a long term assessment must be included in future property sales.
- **Mark Anderson made a motion that the WPC and Finance Committees work together to develop the answers to some of these questions and other options that may be available to us regarding prepayment of monies to be spent. Motion carried.**
- The Water Website is still undergoing modification. Once it is complete a link will be identified on the HMC website.
- **Judy Greinke made a motion to go out for a vote to the members in April regarding “transfer ownership vs. maintaining ownership” of our water system and to request authorization to spend funds to complete the USDA application process. The vote will also include costs to develop a detailed design and bid document up to a NTE amount of \$TBD. A draft voter’s pamphlet will be prepared for the membership and presented to the Board for approval prior to the April vote. Motion carried.**
- Mike Davis reported out on recent valve replacements and water samples taken. There will be a couple of road closures coming up to accommodate the installation of power across a road on the west side of the island.

Parks:

- The Parks Committee will meet on Feb. 20th at 1:30 pm in the Community Center. There are issues with dock repair and derelict boats among other things that need to be addressed by the committee.

Roads:

See the Island Manager’s report for miscellaneous Road issues not directly mentioned here.

- South End drainage – Fred reported that the south end drainage issues have now been researched and a plan has been developed to redirect the storm water flow to the west eventually travelling under the South Beach trail. A civil engineer was hired to provide that plan. A meeting will be conducted for all affected members in two weeks to share the plan. The plan will include relocating the road to accommodate this drainage correction. Mark reported that this should improve the property values for the members who are negatively affected by the drainage conditions that exist today. This meeting will be tentatively scheduled for February 27th. An email will be sent to all affected members.

Technology:

- Terry Fletcher has rebuilt the island computers so they can be used for the upcoming ferry fare collection process. He is still researching the handheld hardware solution.

Member questions/Rumor Control:

- The issue of free ferry passage for the ferry crew was again brought up. There is still concern about this benefit by some members. Due to the ongoing negotiations with the IBU, the Board was not at liberty to discuss this issue in detail.
- Dana Gruber expressed her concern that Beachcomber articles should run consecutively and not be broken up by advertisements and/or other distractions.
- Kathy Deuster brought up the litter pick-up project spearheaded by Doyle Parnell. It should be noted that several HMC members have offered contributions to continue this service and two signs have been placed on Herron Road crediting the “Herron Island Community” for this service.

Old Business: None reported

New Business: None reported

Action Item Review:

- The Board deferred the action item review due to time constraints.

Beachcomber:

- The next Beachcomber will be the March issue. Inputs are required electronically no later than 5:00 PM on Wed. March 17, 2010. The Beachcomber Editor is beachcomber@herronisland.org.

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

Respectfully submitted,

Janet Podell
Secretary