

HMC Management Board Meeting Minutes (February 12, 2011)

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

Roll Call: Fred Fath, President/Treasurer, Mark Anderson, Vice President, Janet Podell, Secretary, Gary Wanzong, Asst. Treasurer, Judy Greinke, Member at Large, Claudia Ellsworth, Island Manager.

Previous Board Meeting Minutes:

- **Janet Podell made a motion to accept the January '11 meeting minutes. Motion carried.**

Correspondence:

- There were six items of correspondence received during the month. These were addressed as the subject matter came up during the course of the meeting.

Finance

- The Treasurer, Fred Fath reported that the budget is on target to the plan. Our annual Accounting audit is underway and Fred explained a current discrepancy between our records and the Island Accountant's records. The discrepancy exists because we do not fund depreciation of the island's assets which artificially appears that our expenses are greater than our revenues. While it appears that we are operating in a deficit condition, in fact we are not. Fred is communicating with the auditor to reconcile the difference. HMC's financial condition is excellent.
- **Judy Greinke then made a motion to pay the bills. Motion carried.**
- The Finance Committee will shortly be calling for all Committee Chairs to begin the budget process for the next fiscal year.

Administration:

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

- Centurylink's Internet service is still sporadic across the island. Member Curt Lint has been in contact with their corporate headquarters who are continuing to work to improve the internet service. Mike Davis has also been instrumental in bringing problems to their attention on behalf of the members. The issue appears to be the cable which may need to be replaced. The Board thanks both Curt and Mike for their efforts.
- The IM introduced Sharon Stone who is our new standby office manager. Chris Rushmeier resigned due to personal scheduling issues.
- Mainland Parking lot – Questions still exist about HMC's actual property line boundaries at the mainland dock. The IM solicited a proposal for a survey. Thornton Surveying has proposed \$1245 for this service. Discussion followed about approving this survey to clearly delineate HMC's property from the mainland neighbors. This will allow us to maintain and make improvements to the property without any neighbor challenges in the future. **Janet Podell made a motion to accept the proposal from Thornton Surveying to survey the HMC mainland property. Motion carried.**

- The north side of the mainland property owned by the Pierce County Parks Department was also discussed. It was noted that it is not legal to park vehicles or launch boats from the Parks property. The County has in fact posted notices to that effect. It was discussed that we also need to delineate what is HMC parking property versus the County's. There was discussion of placing signs on the HMC side to ensure that the property is protected for HMC members and guests only. Discussion followed about the actual boundaries that exist but are not marked. We will continue to work with the County on this issue.

Legal:

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

- The IM reported that there are currently nine delinquencies. Three of these are presently in the hands of the lawyers.

Land Use:

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

- No report.

Transportation:

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

- A Transportation Committee Charter has been developed. Fred discussed the specifics of the committee makeup and addressed an issue about who may be a member of the committee. He felt that the Island Manager should be a member of the committee since all committees except the Finance & Rules Committees report through the island manager. The IM would not have voting authority since she is not an HMC member. There is some disagreement on this issue and the Transportation committee will work on the charter to resolve and make this issue clearer.
- A new Coast Guard rule about maximum passenger weight on the ferry will be effective Dec 2011. A plan is underway to address how HMC will comply with this rule. The plan will be reported to the Coast Guard in March.
- John Farris reported out on the recent engine failure. This was repaired under warranty.
- Training for new standby crew members is underway.

Rules & Regulations:

- No Report

Emergency Preparedness:

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

- Mike Davis reported that there was a meeting of the committee last Thursday. A first aid kit is going to be purchased. Landing lights are available for emergencies when medical helicopters are required. A new Emergency Preparedness system is being implemented by the County and Mike will be working closely with them to bring it to Herron Island. There is County training that will be available for the public.

- Three HMC members have come forward who may be willing to go through training to be volunteer firefighters.
- Island rescue drills are being developed.
- Mike encouraged members to attend the EP committee meetings. They are held the second Tuesday of each month.

Water:

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

- Steve Chapin reported out on the work of the WPC and thanked the members of the committee for all of the hard work over the past 1-1/2 years. He gave the members a status review of the upcoming member vote on the Water System replacement. He discussed the RFI process and how it has brought us to this point. He reminded members that there will be a Community meeting on Feb. 26th to address membership questions. Additional discussions followed based on audience questions.
- Dallas Amidon and Scott Rich suggested that there may be multiple lots that do not perk and members may allow them to go into delinquency rather than pay their share of the capital costs. Instead of expending legal costs to go after delinquencies we should ask those members to quit claim those properties to HMC. Fred Fath reported that we are taking steps to review our foreclosure and delinquency process.
- A State law (RCW) issue was discussed which requires two-thirds (2/3rds) of the total membership to vote to release any HMC asset such as the water system. (Not just 2/3rds of those casting votes.)
- The upcoming Water ballot is ready for release. **Janet Podell made a motion to approve the Water Ballot as written. Motion carried.**
- Judy Greinke noted that the March Board meeting should be moved to March 19th with the Special Membership meeting for counting the ballots immediately following the Board meeting.
- The bills to be paid will be reviewed and approved by the Board on March 12th via email to maintain the accounting schedule.

Parks:

- Tracy Anspach spoke about small boats that are stored at North Beach. In anticipation of the Centurylink cable repair, members should move their boats to the far north end of the beach.
- Parking has been reduced at the Community Center. Tracy would like the Board to look at this issue.
- Tracy also requested that the camera recently purchased be provided to the Parks committee for installation at the Community Center.
- The IM requested approval for the next phase of the KPFF proposal to begin the replacement of the North Beach Marina piles. She reported that the construction schedule allows members to have full use of the Marina this summer with the new piles going in early next year. **Judy Greinke made a motion to proceed with the next phase of the KPFF proposal. Motion carried.**

Roads:

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

- No Report

Technology:

- Eric Bergson will be calling a meeting of the Technology Committee.

Rumor Control/Member Issues:

- Doyle Parnell reported that there is an on-line member forum available to HMC members. Members can contact Doyle for the URL address. It was noted that this forum has been created independently and is not HMC sponsored.

Old Business:

- Linda Moren sent an email to the office wanting the Board to know about a recent communication between the IM and mainland neighbors. She wasn't sure if the Board sees email communications sent by the Island Manager. Fred Fath reported that we do see the IM's emails that go out. The email in question concerned the ferry noise as addressed by our mainland neighbors. Fred reiterated everything the Board has done to address the noise problem along with long term solutions that were considered but would be prohibitively costly to pursue. (Including complete replacement of the engines.)

New Business:

- It was noted that a written process has been created documenting the existing HMC Voting Process. This will be posted on the HMC website in the Island Documents section. As with any other charter it is subject to further scrutiny and members are invited to review and comment on the content.
- Scott Rich stood to discuss contiguous lots as currently defined in the Bylaws. He suggested that a team be formed to review the issue. Mark Anderson suggested that Scott send him an email outlining his suggestions. Scott was also reminded that this issue has been the subject of an article in two of the last three Beachcombers about proposed changes to the Bylaws to address this issue. It was noted that the Beachcomber articles solicited member feedback but none has been received.

Beachcomber:

- The next Beachcomber will be the March issue. Inputs are required electronically no later than 5:00 PM on Wed. Mar. 23, 2011. The Beachcomber Editor is beachcomber@herronisland.org.

Adjournment: Mark Anderson made a motion to adjourn the meeting. Motion carried.

Respectfully submitted,

Janet Podell
Secretary