

HMC Management Board Meeting Minutes
February 11, 2012

Call to Order: Mark Anderson called the meeting to order at 10:05 AM.

Roll Call: Mark Anderson, President; Gary Wanzong, Vice-President; Dianne DeGood, Secretary; Judy Greinke, Treasurer; Pat Zazzo, Member at Large, and Claudia Ellsworth, Island Manager.

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

Previous HMC Board Meeting Minutes: After a minor correction, Mark Anderson moved to approve the January 14, 2012 meeting minutes. Motion carried.

Correspondence: There was 1 item of correspondence:

- The Independent Auditor's Report from Michael Kander, CPA for the HMC Financial Statements for 2010 and 2011. The fiscal year ended September 2010. This report will be posted online.

Finance: Judy reported that income is a bit low according to assessments, but we have 11 delinquencies. The income for ferry fees with one third of the year reported, is approximately 35% of what was budgeted.. Usually, at this time of the year we are running low for ferry revenue and we catch up in the summer but Members have been buying full sets of trip tickets which increases revenue. This also tells us that the trip ticket plan is working and will hopefully stay at the same reduced ticket price for next fiscal year. The cost of ferry fuel is down a little more than we had anticipated for the first four months of this fiscal year. We had dock repairs, but some of those costs came from previous expenses for the small boat docks. Those costs may eventually come out of reserves for the replacement of the small boat docks. Everything else seems to be within budget and what we anticipated.

Judy presented the bills to be paid and moved to pay the HMC bills as presented. With no further discussion the motion carried.

Judy also reported that they moved one half of the reserve funds into the Vanguard Reserve Account..

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

- Massana Construction has been issued a notice of award. It is only an acknowledgement that we want to go ahead with a contract. We have been working on the bank loan with Key Bank about interim financing. Our loan officer received loan approval and has given verbal approval. Once we have a lock on the money we can proceed with the signing of the contract. It will involve USDA Representatives, Resident Inspectors, Owners, Contractors and Board Members. After this takes place we will have a document to proceed. We are working for the end of February, tentatively Monday, February 27th. We have also applied for permits from Pierce County for the excavation and grading, which also is one of the pieces that has to be completed. An official Ground Breaking Ceremony has been tentatively planned for Friday, March 2, early afternoon around 1:30, anticipating people would be coming on the 12:30 Ferry. We have an Island Member who is making labels for Herron Island Water to put on bottles for a souvenir and the Boosters are also planning something. The Wanzongs are making a golden shovel to use in turning the soil.
- With all of this construction going on, the Board has been looking at ways to provide a little more guidance as to where the roads are. Some of the Board Members met with Baseline engineering during the last week to find out what has already been surveyed and look at what still remains to be surveyed.
- The Water Project Committee met and decided that the committee will continue until the water project is completed. After the construction, they will serve as a Water Advisory Committee. They are recommending to send out a letter to all the membership about what to expect during construction and on how they will be identifying which streets will be temporarily closed during construction. Once the Water Project starts, Jester and the Resident Inspectors will get together each Monday to map out and mark the areas closed during the week. The Resident Inspectors will be responsible for the following four days of the week.
- They will also need volunteers to call Members in the event there is a major break in an existing line. If this happens, members may need to be notified of a boil water notice as a precaution while water testing is being completed. Notices will also go out to those on the email notification list.

ADA Compliance - USDA has an architect who will do the plans for the updates at no additional costs.

Emergency Preparedness: There will be an article in the next Beachcomber Brief about the recent power outage. It is a reminder to check freezers for food that thawed out during that time and to throw it out. The Committee will have a meeting at 12:30 this afternoon with the representative from PCNET.

Legal: There are 11 delinquencies but only 3 are with the attorney

Parks: There will be a Parks Committee meeting later in March. The committee reported that there will be a Parks Appreciation day on April 28th. Plan to meet at 9:00 a.m. at the North Beach to help put the small boat docks back in the water. There will also be work tasks in each of the parks on the island, giving something for everyone to do. Following the workday, a potluck lunch will be served by volunteers at the North Beach Pavilion.

North Beach: The work on the North Beach will start next Thursday. The floats are going in with their crew and Dick Mowry helping. Quigg Brothers doesn't anticipate that it will take more than two days. They should be out by Friday afternoon. The floats will have to stay in the water for two tide cycles to make sure they are working properly..

Roads: A group met on Thursday afternoon to reform a Roads Committee. They talked about all of the work Al Moren had done and what needs to continue to be done. They will meet again on March 1, to discuss the Charter for the Committee. It was suggested that any permits, such as the Ditch Maintenance Policy be posted on line. Another issue that was brought up was the storm debris around the Island. It was suggested to rent a chipper or organize a burn. If we could get Dick Mowry and volunteers who would get it done efficiently and safely with the correct permits, an Island wide burn might be the best. Judy brought up that right now, it might be difficult to find a location for the burn, since we will be working on the docks and the water system.

Someone suggested that Members start burning the smaller debris in a legal recreational fire on their own property. But make sure that we aren't under a Burn Ban. This can be checked by calling Fire Station #16. Another Member asked what could be done with some of the downed wood on property where the Members aren't available? It was suggested if you are interested in taking this wood, call the Member and ask for permission. If you see some on HMC property, please ask so that we are aware you are there. There are always liability issues when you are on HMC property or property of another Member.

Rules: We now have three members who have volunteered to serve on the Rules Committee. They are Sherri Anderson, Linda Kelly, and Alan DeGood. This allows us to constitute a full committee and more Members are welcome. John Farris volunteered to be on this committee. Judy explained how the Rules and Finance Committees report directly to the Board. They have to be very much aware of the policies and in order give them authority the Board has to vote to approve the appointment of these Members to the Rules Committee. Merry Kogut has volunteered to come in and organize the old rules files and brief the members on the duties. **Mark Anderson moved to appoint John Farris, Sherri Anderson, Linda Kelly and Alan DeGood to the Rules Committee. Motion carried.**

Transportation: We have a new Standby Captain who will be training. He may also work as standby deck hand. We have signed an agreement with Sargent Engineering to perform the Wharf Easement Inspection.

B.O.O.S.T.E.R.S

The B.O.O.S.T.E.R.S. will have a business meeting March 10th from 4 to 5:30 p.m. At this time they will start a Membership drive and talk about a project to adopt, using past funds. They are inviting everyone to come. Following there will be a community potluck at 6:00 p.m.

Beachcomber:

We will have a Brief Edition in February. All items should be sent electronically by 5:00 p.m on Wednesday, February 15th. The next full edition of the Beachcomber is the March issue. Mark suggested that he would like to see a Calendar of Events included each month. It should include Committee Meetings, Booster events and invite Members to get the dates in so that if someone wants to join a committee they will know when to come.

Rumor Control/ Member Issues: There were no comments.

Unfinished business: A Member asked if anything had been done about the Mainland security? Has a survey been done? Gary Wanzong said that he called Peninsula Light last summer to find out they do not install parking lot lights. They said that they contract it out and it runs around \$5,000 a pole. It was suggested to get a committee together to look further into this issue. Tracy Anspach and Sherri Anderson volunteered to work on this committee.

New Business: Mark reminded everyone that we will have our annual Board election in June. There will be three positions open and Members must be in good standing to apply. Mark has volunteered to run for a position.

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

Respectfully submitted,

Dianne DeGood, Recording Secretary