

HMC BOARD MEETING MINUTES
January 11, 2003

Call to Order: N. Huff called the meeting to order at 10 AM.

Roll Call: Nick Huff ,President, J. Podell, Secretary, B. Zazzo, Water Chair, F. Reichlin, Rules & Regulations Chair, Doug Allen, Island Manager, K. Freeman, Vice President & Treasurer, F. Fath, Board Member
Excused absence: B. Turpin, Land Use Chair

Membership input:
None

Nick Huff called for any Opinion Ballots that had not already been turned in or if anyone wanted to change their ballot prior to counting.. He then requested volunteers to count the ballots. The volunteers for the teller committee were: Barbara Huff, Debra Neujahr, Ken Gatliff, Marc Renner, Mike Wallace, and Gary Wanzong. They will count while the meeting continues.

Previous Board Meeting Minutes

B. Zazzo made a motion to accept the December 14th Board meeting minutes. F. Fath seconded. Motion carried.

Correspondence:

J. Podell reported that 3 pieces of correspondence were received by HMC this month.

Finance:

See written Treasurer's report.

Two issues were addressed concerning the monthly bills due for payment. The Finance committee chairman provided explanations for both.

K. Freeman made a motion to pay the monthly island bills. F. Fath seconded. Motion passed.

D. Allen reported that he has been in discussion with the County Assessor about low value "orphan" properties that are HMC-owned. HMC's goal is to have taxes reduced for these properties. He has been successful for some lots but two others will require further discussion. He will attend the next Board of Equalization hearing (February 2003) to discuss these two particular lots and present the case for further tax reduction.

Island Manager's report:

A detailed assessment of each section can be found in the Island Manager's written report. Additional discussions that occurred between the Board and HMC members present are shown below.

Administrative:

See written report

The Board discussed authorization of a retroactive step merit increase for Capt. Farris. This was due in December but was inadvertently left off of the board meeting agenda and will now require retroactive pay. The Board broke for an executive session at the end of the meeting to discuss the issue. **Following the executive session, F. Reichlin made a motion to approve the increase. B. Zazzo seconded. Motion carried.**

Implementation of a new Workplace Violence Policy was discussed. The Board will defer approval until the next month's meeting allowing sufficient time for review and discussion.

Legal

See written report.

Transportation:

Amendments to Ferry Access Policy were proposed to clarify the definitions contained therein. **B. Zazzo made a motion to adopt these additional definitions. F. Reichlin seconded. Motion carried.** The updated definitions will be posted in the Beachcomber.

There was considerable discussion about the hiring of an additional part time ferry captain. A couple of potential individuals have expressed interest in this position. Following discussion about what circumstances drive the need for an additional back-up captain, the board determined that this would be prudent. **F. Reichlin made a motion to proceed with further exploration. J. Podell seconded. Motion carried contingent upon Finance committee review of the budget and determination that funds exist to cover the training expense. (\$750 initial expense and \$75 /mo thereafter.)**

Water:

See written Island Manager's report

The Montgomery Water Group is more than half finished with the water study. D. Allen will be working with them to complete some sections. It is anticipated that the report will be ready in the next 60 days.

Roads:

See written island manager's report

A new "road encroachment" policy as discussed at last month's meeting was proposed by the island manager. A draft was provided and some minor changes were recommended and incorporated into the policy. **F. Fath made a motion to accept the policy with wording changes as discussed. K. Freeman seconded. Motion carried.**

Land Use:

Discussion occurred concerning the issue of junk vehicles and trash properties in response to a letter received from member. It was reported that there are county ordinances covering these issues and D. Allen has requested copies of same to see if we can adopt these policies for enforcement on the island.

Rules & Regulations:

No change from last month. Last remaining open case was dropped for lack of substantiation.

Fire Department/Emergency Preparedness:

No 911 calls in the past month.

The fire dept. is coming over to the island three nights a week to train 3 island residents to become Emergency Medical Technicians (EMTs). The complete training schedule is 10 weeks.

Parks:

We still need a work party for installation of concrete around the fire pit at North Beach to clean and repair the small boat docks prior to putting them back in the water, and the three posts at the community center park. It was reported that an additional work party is required for installation of the new well cover.

Boosters:

No report

Beachcomber:

Deadline for entries in the next Beachcomber is Jan 13th, 2003. Entries may be e-mailed to Phyllis Krueger at: phyllis22K@att.net.

New Business:

A member who previously volunteered to research new ferry dock signage reported that the cost to HMC would be approx. \$550 for two 4 X 8 signs and \$160 for two smaller signs. **F. Reichlin made a motion that we purchase four signs based on funding availability. B. Zazzo seconded. Motion carried.**

New Assessment Ballot - A member requested that the Board provide further clarification in the language provided to the members for each of the ballot options.

Unfinished Business:

A member inquired about heating in the community center. The Board agreed to purchase a new propane tank to be used for the meetings. K. Freeman agreed to donate the heating element.

Results of opinion poll

After all ballots were counted the results were as follows:

Assessment method

Plan A – 18%

Plan B – 39%

Plan C – 43%

Since no single plan achieved a 50% majority, there will be a runoff between Plans B & C

Implementation schedule

Plan 1 (immediate implementation) 44%

Plan 2 (grace period over 4 years) 30%

Plan 3 (grandfathering) 27%

Since no single schedule achieved a 50% majority, there will be a runoff between Plans 1 & 2

Adjournment:

B. Zazzo made a motion to adjourn the meeting. K. Freeman seconded. Motion carried.

Respectfully submitted by,

J. Podell, Recording Secretary

