

HMC Management Board Meeting Minutes

Date: January 14, 2006

Call to Order:

Fred Fath called the meeting to order at 10 AM.

Roll Call:

Fred Fath; President, Bill Zazzo; Vice President, Kathy Fennell; Treasurer, Clarrie Jones; Secretary, Al Moren; Board Member, and Doug Allen; Island Manager.

Previous Board Meeting Minutes

Bill Zazzo made a motion to accept the November Board meeting minutes. Motion carried.

Correspondence:

None.

Finance:

Kathy Fennell made a motion to pay current bills. Motion carried. There was a discussion on the need to replace our present audit system and the Board decided to stay with the present system for this years audit and to look at alternatives for next year. The Board also discussed the possibility of adding wireless capabilities to the newly installed DSL but decided against it due to possible security concerns.

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:

The Island Manager discussed the possibility of charging fees for off road vehicles brought to the island including those brought over in the back of pickups as well as non running vehicles. There was also a brief discussion about charging fees for heavy equipment such as equipment used by contractors, this due to some recent road damage caused by new home construction on the island.

Legal:

The Island Manager requested that the Board authorize the use of a process server “stake out” in order to serve legal papers on an elusive delinquent homeowner. A motion was made by Kathy Fennell to authorize the use of \$250.00 cost involved and the motion passed. Future “stakeouts” are to be authorized by the Island Manager and the board on an “as needed basis”. There was also a brief discussion about lien placement and removal, which will now be managed through our attorney’s office. The board decided that this policy had been authorized at the December board meeting. Our attorney has recommended that a formal collection policy be developed and adopted by the board. Kathy Fennell and Doug Allen will work on this.

Land Use:

There was a discussion on a landslide that occurred on a lot overlooking the South Beach area. Property stakes indicate that the part which broke away is on HMC property and the Island Manager recommended that the Board hire an expert to advise possible future measures as well as to seek legal council. The Board was informed that the owner of the property was hiring a geo-tech expert and would share the information received with HMC. The Board tabled this item for future Board discussion.

Transportation:

The board discussed the possibility of using a landing craft for the duration of the dry dock period but due to the incomplete list of the costs involved, the board decided to table this item for future discussion. The Island Manager requested that the board adopt the new ferry access policy and after a brief discussion and a minor change, Kathy Fennell made a motion that we adopt the new policy and the motion passed.

Rules & Regulations:

None.

Fire Department/Emergency Preparedness:

A Red Cross training session is planned for January 28th.

Water:

A new agreement has been prepared by the Montgomery Water Group and is ready for signing. A recent water test found no detectable levels of lead or copper content in our water supply.

Parks:

None.

Roads:

There was a discussion on the need to improve the ditches on some parts of the roadsides to improve drainage in low areas of the island.

Boosters:

A Pot luck supper followed by bingo was planned for this evening.

Beachcomber:

There was a request from the new editor to include "classified ads." In the new Beachcomber format consisting of 2 or 3 lines on a no charge basis. There was also a discussion on "jobbing out" the larger editions of the Beachcomber stating that costs can be reduced through reduced copy machine and paper costs. The Board approved.

Unfinished Business:

None.

New Business:

There was a brief discussion on UPS delivery to the island. An island resident will continue to accept HMC office parcels delivered to his business address stating that he would no longer accept packages for residents. Terrill Chilson is looking into other delivery options.

Membership Questions:

None.

Adjournment:

Bill Zazzo made a motion to adjourn the meeting. Motion carried.

Respectfully submitted by,

Clarrie Jones, Recording Secretary