

HMC Management Board Meeting Minutes
January 13, 2007

Call to Order: Al Moren called the meeting to order at 10 AM.

Roll Call: Al Moren, President; Kathryn Deuster, Vice President, Kathy Fennell Treasurer/Secretary; Mike Shettlesworth and Beth Owen, members at large; Doug Allen, Island Manager

Previous Board Meeting Minutes:

Beth Owen made a motion to accept the December meeting minutes; motion carried.

Correspondence: None

Finance: Kathy Fennell made a motion to pay the bills; motion carried. There was discussion about the disposition of the Kirk properties and the status of HMC's liens on those properties. The island's attorney is looking into this issue. HMC's accountant has determined that \$78,049 remains unspent in the general fund from the 05-06 fiscal year. The Boosters have requested that expenses related to installation of a heating system be shared. Kathy Fennell made a motion to reimburse the Boosters for \$4,795 (50%) of the cost of the heating unit/installation using unspent funds; motion carried. The auditor estimates that the FY06 audit should be completed around the end of January.

Administration:

- There was discussion about how best to clean up tree debris from ditches and roadways following the recent storms. Al Moren will contact Steve Kramer and Tim Jones to request an estimate. The Board will follow-up by email and phone so that action can be taken before next board meeting.
- Interviews for the office manager position have been completed.

Legal: No report

Land Use: Al Moren sent an electronic file outlining the proposed revocable license agreement to the Pugh's. The portion of the berm on the Pugh property that is on the HMC road right of way still needs to be moved. Mr. and Mrs. Galluci will come to the island to look at HMC lots that might be traded for their lot adjacent to the community building. Gary Hansen has not responded to letter requesting that he move his equipment off HMC property. The plat swap between the Andersons and HMC for property above South Beach has been recorded.

Transportation:

- The island manager reported that a local company has been hired to conduct employee drug testing.
- Additional information has been obtained about the specifications and costs of installing generators to operate the docks on the island and mainland. The equipment can be purchased through companies back east without paying tax or shipping. However, there may be benefits to dealing with a more costly local company that can provide the equipment as well as do the installation. The island manager is waiting for bids from Rogers Machinery (Generac generators) and Tacoma Diesel. The crew will be responsible for routine generator maintenance.

- Ron Fugere, a part-time deckhand, is currently training to become a captain and needs 45 days of observational training on the ferry. The Board agreed to pay Mr. Fugere \$1/hr so that he can be covered by our maritime insurance during this training.
- New Homeland Security measures may require that licensed mariners purchase Transportation Workers Identity Cards at an estimated cost of \$107 to 159.
- Both docks experienced equipment failures within the last month and have been repaired.
- \$30,000 was budgeted in 06-07 for dry dock reserves. Kathy Fennell made a motion to move these funds from the general account to the dry dock reserve funds to pay for engine rebuilds planned for later this year; motion carried.
- There was discussion about the many challenges experienced during the recent storms, power outages and equipment failures, and the contributions of many Island residents to clear the roads, check in on neighbors and share resources. These contributions will be acknowledged in the next Beachcomber.

Rules: A Rules appeal is scheduled for 1 PM today. The Parks Committee has drafted recommendations for rules violations involving HMC properties. The Rules Committee will meet in early February to review.

Emergency Preparedness: There was discussion about the recent storm and prolonged power outage. The Emergency Preparedness Committee felt that it did well communicating with islanders that might be at risk. Carol Crowley has been in contact with PC Net to push Century Tel to upgrade our old phone box - the equipment is unable to keep a charge and phones go out almost immediately. The Fire Department has asked how the community building would be heated if it were to be used as an emergency shelter. Since a very large generator would be needed to run the new heating system, alternative heating sources will be explored. Dr. Rose in Key Center has provided the prescription required to purchase a defibrillator for the island. The Board will meet with members of the Emergency Preparedness Committee at 1 PM on February 10th for a more detailed debriefing about the power outage.

Water: The island manager confirmed that Jerry Hansen has loaned a vehicle to Scot Schultz that can be used for Water Department functions. We have not yet received a proposal from Peninsula Light about the water distribution system. The island manager has been in contact with the chief engineer, who indicates that he will work on it. The pump house roof was damaged during the recent wind storm; repairs will be made when the weather warms up.

Parks: A signed charter for the committee was submitted to the office. Work parties are scheduled to February and March to clean and stain the docks and spread sand at the park. A date to raise the new roof extension on the Community Building has yet to be determined. There was discussion about the remaining unclaimed boats at North Beach. Once it is clear that HMC owns the boats, they will be put up for bid.

Roads: No report

Old Business: The island manager has left a message with Pierce County to inquire about the status of the crushed trailer on W. Herron Blvd.

New Business:

- Al Moren made motion to appoint Mike Shettlesworth to co-chair the Transportation Committee; motion carried.
- The Board agreed to pay the cost of new blinds for the community building.

Adjournment: At 12:10, Kathy Fennell made a motion to adjourn the general meeting and move to executive session; motion carried. The Board recessed to discuss specifics related to hiring the new office manager. The Board concurred with the Island Manager's recommendations related to wages and benefits.

Respectfully Submitted,

Kathy Fennell, Secretary