

HMC Management Board Meeting Minutes (January 12, 2008)

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

Roll Call: Fred Fath, President/Treasurer; Kathryn Deuster, Vice President, Janet Podell, Secretary; Mike Shettlesworth, Member at Large, John Dolan, Member at Large and Doug Allen, Island Manager.

Previous Board Meeting Minutes: Mike Shettlesworth made a motion to accept the December '07 meeting minutes. Motion carried.

Correspondence: One item of correspondence was received during the month concerning the road grading on Fir Lane. (See more discussion in Roads section below)

Finance:

- A draft copy of the audit was received from our accounting firm. Discrepancies were noted that are attributable to:
 - The timing of assessment revenues being deposited into the appropriate account.
 - The timing of replenishment of Reserve accounts. Since we fund some expenditures out of our general fund, replenishment of the Reserves should balance the accounts. However, because of a timing issue it appears that we are shorted funds until the actual replenishment occurs.
- The chart of accounts will need to be changed to reflect funds going into and out of Reserve accounts. Fred Fath will talk to our accountant to make sure discrepancies are explained. He is satisfied that our income versus expenditures is balanced for the accounting year.
- It was noted that in the 2007 accounting year we had some extraordinary unplanned expenses.
- Fred Fath made a motion to pay this month's bills as submitted. Motion carried.

See Island Manager's written report for additional details of the following areas.

Administration:

- Discussion occurred concerning delivery of packages to island members from UPS and FedEx. Discussion followed relative to the different methods of receiving packages. UPS is willing to leave packages with the ferry crew but Fed Ex's policies do not allow them to. If members are worried about the security of their packages they should arrange to have them delivered to a secure address. The island assumes no liability for the security of these packages. An article on this subject will be included in the next Beachcomber.

Legal:

- The new renter's ferry access policy prompted a member to solicit help from their attorney. HMC's lawyer is in receipt of this communication. The issue became moot when the member was notified that the new policy's limitation did not apply to his situation. However, the island attorney pointed out that some of the language in the new policy needs to be modified to better define which renters should get the benefit of member ferry rates.

Land Use:

- Tim Jones' property was cleaned up nicely and the only issue remaining is the building of a fence to delineate the park's property line from private property. Discussion followed about the type of fence that should be built. Tracy Anspach suggested a chain link or split rail fencing, but noted that the East side property line should be corrected to reflect accurate property lines. We will get some bids on fencing. A three rail split rail would be aesthetically pleasing and would separate the property.

Transportation:

- The ferry will be out of service on January 17th for more warranty repair. There was concern among the membership about repeated repairs that have been required on our newly re-built engine. Tacoma Diesel has had some turnover of personnel in recent months which may be a contributing factor.
- The Island Manager recommended that we replace the ferry safety nets which are showing their age. Fred Fath reported that there are sufficient funds in the ferry repair budget to cover this expenditure. The IM will get bids for new nets and metal brackets.
- A proposed ferry schedule change would make ferry runs on Christmas Day the same as Thanksgiving. It would add a ferry run on that day. Discussion followed about the need for this change. Carole Crowley offered to conduct a survey to gauge the level of interest among the membership.
- A member asked about the status of the new environmental policy relative to fueling the ferry. The Island Manager has written up a proposal to be submitted to the State for reconsideration of the environmental fueling fees. The issue concerns spill protection during the fueling process and the State's concern about "over water" fueling. The actual proposal to the State has to come from the fuel company so their cooperation is critical.

Rules & Regulations:

- One outstanding Rules violation is still in work and is being handled by the Island Manager since the Rules Chairperson has a conflict of interest.
- No report from the Rules Committee

Emergency Preparedness:

- The committee chair reported that we are still waiting on approval by the Government to use our defibrillator and radios.
- The Pierce County Fire Marshal inspected our fire station and gave it a clean bill of health.
- Allen Moren reported that someone on the mainland is petitioning for a Pierce County-wide ban on outdoor burning. It was suggested that we should accelerate our annual burn at North Beach in the event that the measure is enacted.

Water:

- Mike Davis reported that the Water committee is still working hard but no decisions are pending at this point. There appears to be a growing concern via rumor control about the solution to our new water system. A draft plan is underway and Fred Fath requested a copy for all Board members. He reiterated that a membership vote will be solicited in the near future for survey purposes only. It will not be a vote on how we will implement the new water system, but for exploration of our options only. Fred suggested that the plan include financials, the pros and cons of the various options, and the general feeling of the membership. It is hoped that the committee is ready with the planned report by the next Board meeting. The President's message in the Beachcomber will include a statement about this upcoming report.
- Kathy Deuster reported that the committee has been working on the 'Contiguous Lots' letter that will go out to all appropriate members. A copy has been provided to all the Board members for their input.

Parks:

- Tracy Anspach advised that the Parks committee met today and reports that they are on budget. Upcoming projects are: 1. South Beach railing, 2. Pavilion improvements, and 3. Split rail fencing at the Nature Park. (Tracy reported that a split rail fence will cost \$3/ft.)
- Since one of the concrete picnic tables at North Beach was destroyed by vandalism they are looking to replace it.
- Rubber granules for the children's play area at the community park will be delivered Sat. Jan. 19th. Dick Mowry will pick it up and deliver it to the park.

Roads:

- As reported previously, riding of motorized vehicles on the ball field has caused damage to the field. Fred Fath suggested installing a camera to monitor the field. It would cost less than \$1000 to provide this added security. The board agreed to look into this as a solution.
- Gravel delivery – We still have not received our barge delivery so we are considering hiring a truck to deliver 100 tons as a test to see how we could manage this approach by transferring the gravel that way. **Kathy Deuster made a motion to proceed with this approach. Motion carried.**

- HMC will provide a tight line easement example for Cheryl Ugles' septic plan so she can have a formal easement drawn up. Following that the Board can provide a letter of approval granting her the right to install her system under the road.
- Fir Lane has not been maintained for at the past several years. (This was a decision made by the Board in the 1990's.) A new residence is being built there now and the affected member requested that the road now needs to be maintained. The Island Manager conveyed that the condition of the road was not ready for the initial construction activity that has occurred. Until the road dries out later out this year there is no maintenance that can be accomplished with gravel. The affected member was in the audience and expressed her concern that HMC has an obligation to maintain the roads which is funded in part through our annual assessment. In her opinion HMC is not meeting that obligation. Fred Fath stated that this member purchased her property with full knowledge that the road was not maintained. Dick Mowry suggested that some 2 x 4's are available that could be installed to stabilize the road but it would be a temporary fix and an expense that the member would have to assume. No decision was forthcoming on this but Fred asked about the legal ramifications of reinstating maintenance on this road. The IM will solicit a legal opinion from our attorney.

Old Business: None

New Business:

- Carolyn Snyder would like to upgrade our payroll computing software which would significantly save money for HMC each year. **Kathy Deuster made a motion to upgrade to Quickbooks 2008 as suggested by Carolyn at a cost of \$165.00. Motion was carried.**

Boosters:

- No Booster social events are scheduled until the Spring.
- The new storage cabinets were installed in the Community center.

Beachcomber:

- The next Beachcomber will be the January/February issue. Inputs are required electronically no later than 5:00 PM on Wed. Jan. 16, 2008. The Beachcomber Editor is beachcomber@herronisland.org.

Adjournment: Janet Podell made a motion to adjourn the meeting. Motion carried.

Respectfully submitted,

Janet Podell
Secretary