

## HMC Management Board Meeting Minutes

January 10, 2015

**Call to Order:** Gary Wanzong called the meeting to order at 10:00 AM.

**Roll Call:** Gary Wanzong, President Co-Treasurer; Janet Podell, Vice-President; Pat Zazzo, Co-Secretary; Dianne Degood, Co-Secretary; Mike Graham Co-Treasurer; Claudia Ellsworth, Island Manager (IM).

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

**Previous HMC Management Board Meeting Minutes:** Gary moved to approve the December 2014 HMC Management Board meeting minutes. Motion carried.

### **Correspondence:**

- Pierce County sent a Determination of Non-significance: Building Permit.
- Thank you note in a Christmas card sent to the Board from a Member.
- A Member reported that a package had been stolen from the dock shack on the Island side.
- Email from a Member concerning the cost of a bridge in comparison to replacement of the bridge on Treasure Island.
- Email from a Member thanking the Manager for warning Membership of package thefts and mail thefts.
- Message from Mainlander about finding Herron Island resident's mail scattered in front of his house.

**Finance:** Gary moved to pay the bills for the HMC Management General Fund and HMC Water Department as presented. With no further discussion motion carried.

The Finance Committee will meet next Saturday, the 17<sup>th</sup>, at 9:30 in the Community Bldg. The budget is on track at this time with some expenses at lower levels than was anticipated.

Reserve studies will be begin soon.

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

**Water Operations:** Charles Smith reported: Things operating as they are supposed to. All automation tasks that were to be done following the contractor's work have been completed. The boat launch and pavilion faucets are being turned on. This is most likely an effort by Members to prevent the pipes from freezing. These faucets are not subject to freezing, however. A notice will be posted at the faucets telling Members to leave the faucets turned off.

**Water Committee:** Report given by Claudia in Judy Greinke's absence. Committee met on Thursday morning to work on water rate development. Later in this budget year the Committee will produce sample draft bills to go out to each Member. These 'dummy' bills will get Members accustomed to the different bill format and the information included in the bill. The bills will include actual usage numbers and the billing usage tiers. Seeing the actual usage numbers will give Members a chance to ask questions and see how conservation can impact their bill. It also gives another opportunity for Members to see if they have any leaks in their system. An informational community meeting on this subject is being planned. Notification will go out that the 'dummy' bill will be arriving. These 'dummy' bills are *not* to be paid. Rate structure will be based on consumption and expenses only as HMC is a non-profit organization and HMC Water cannot make a profit. There may be a slight decline in the bill for those using base rate levels only. Those with high consumption will see their bills go up.

- A Member suggested that this meeting be held in mid-May so that Members can have the water billing information before the 2015-2016 Budgets go out for ratification in July.

Water meter replacements will begin in the 10<sup>th</sup> year of system service. The meters will be replaced on a staggered schedule so that all of the meters won't have to be replaced at one time. The meters will be tested and those showing deterioration will be replaced first. Reserves for meter replacement is being factored into the water budget.

### **Fire Department Liaison:**

- A Member mentioned that you can sign up with Pierce County to directly receive burn ban notices on your mobile devices and computers.

**Land Use Committee:** See Island Manager's report.

**Emergency Preparedness:** Committee meeting today at 12:30 in the Community Bldg.

**Parks:** Tentative Work Party on Saturday, February 28<sup>th</sup> for the purpose of installing the fence around the sport court and assembling the swing set.

**Roads:** See Island Manager's report. Charles Smith reported on the effort to open up the old reservoir for use as dry storage. This spring a hole will be cut in the side of the reservoir, the top will be cleaned off and once it's dry, the top will be sealed. It will be monitored through the summer to see how dry it stays or if there are any other issues before proceeding. If all goes well, a year from now the door will be installed and the method of dealing with condensation will take place.

- Concern about structural integrity expressed.

A steel header and support will be installed to ensure that structural integrity is maintained.

**Rules:** No outstanding complaints.

**Ferry and Ramp Painting:** John Farris reported. Ferry operating well. Fuel prices last quarter were \$2.83 per gallon. The price at this week's fueling was \$1.91 per gallon. Significant savings are being realized. Fueling once a month rather than the every three weeks schedule with the old engines. Oil is being changed twice a year. Oil samples are taken and sent out for mineral content evaluation which is an indicator of wear and tear. Oil previously changed every three to four weeks. Oil change occurs more frequently in the summer as oil changes are based on hours of service. New filter system identifies when oil change is required.

- Member asked if fuel can be purchased in futures contract in the same manner as the airlines do to optimize current low prices.

HMC level of usage is much lower than the airlines and may not be sufficient to do this. Gary Wanzong, President, will contact our supplier to see if this may be accomplished. Discussion ensued.

**Dolphin Replacement Project:** Mike Graham reported. Currently looking for more than the two options we were originally lead to which are the monopole and tripod designs. Every ferry system is unique in its design for dolphin systems. Several engineering firms are going to be contacted for additional options. The goal is to find a cheaper system that still provides excellent, long-standing results. Discussion ensued.

**Legal:** Claudia reported that 24 or 25 properties changed hands since last year.

**B.O.O.S.T.E.R.S:** No January meeting. Boosters will be hosting a Valentines Dance February 14. Flier going out in the Beachcomber. Bring an appetizer or dessert to share if you like. Everyone is welcome.

**Beachcomber:** Must submit articles by Wednesday, 5 pm, January 14<sup>th</sup> for the January/February issue.

**New Business/Rumor Control:**

- Member noted that HMC Water bills cannot be paid with a credit card. Suggestion made that this be looked into.
- Request that ferry crew be allowed to accept more than the current limit of \$100 for settling a delinquency and gaining Island access. Finance Committee will look into this matter and the ferry cash till amount. Discussion ensued.
- Mail theft discussed.
- Discussion of housing for standby ferry crew.

**Old Business:** In response to last month's discussion of ferry trainee retention, our legal counsel advises that we cannot punish trainees who quit abruptly. Bonuses can be given for those who complete training and remain in service. Discussion ensued.

**Executive Session:** No executive session.

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

Respectfully submitted,

Pat Zazzo, Recording Secretary