

HMC Management Board Meeting Minutes
July 8, 2006

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 Clarrie Jones, Board members; Doug Allen, Island Manager

Previous Board Meeting Minutes:

Kathy Fennell made a motion to accept the revised June minutes of the regular Board meeting. Motion carried. There was further discussion about the resolution to reaffirm the action of a previous board designating 618,621,701,703 and 705 West Yew Blvd and the Cawthon lot adjacent to Goodpastor Park as "park areas". A member has raised concern that decisions of the board cannot obligate future boards. Kathryn Deuster made a motion to reaffirm the intent of the Board to continue the status of these lots as "park" and mark them as such on the Island map. Motion passed.

Correspondence: Letter from George and Deirdre Forman regarding illegal tree cutting on their property. Letter from Cheryl Ugles requesting permission to run a septic tightline along the road right-of way. Mr. Lee McIntyre (system designer) attended the meeting and provided additional information about the proposal. The longstanding tightline policy allows the road to be crossed only once per system. Al Moren recommended that all other options (e.g. easements across other properties or an above ground system) be exhausted before the board would consider granting variance to current code.

Finance: Kathy Fennell made a motion to pay bills. Motion carried.

Administrative: The Boosters wish to add rigid insulation to the garage doors at the community building, which will add weight and likely require recalibration for the doors to function properly. The Pierce County Fire Department has no responsibility for maintenance in the building, and the doors have not been inspected in some time. Kathryn Deuster made a motion the HMC pay for a door specialist to make an initial visit. Motion carried. The Boosters will pay for a second visit if needed.

Information Items:

A concrete pad is being prepared on the south side of the island ferry dock that will to serve as a base for storage shed for ferry oil/lube/filters. The crew will likely be able to take over oil changes in August.

Legal: The owner who requested an easement to continue cliff stabilization has provided the necessary information to the Island Manager. This information will be given to attorney James Strichartz, who will draw up the required legal documents.

Land Use: HMC has not received documents from Mark Anderson regarding the lot line adjustment that was previously approved by the Board. The Island manager will follow-up on the status. Dick Mowry mentioned some erosion problems on the west side of the South Beach trail that will require some stabilization. Gary Hansen expressed interest in purchasing HMC lot adjacent to his property on W. Herron Blvd. Al Moren responded that the Land Use Committee has not yet finalized its recommendations to the Board

regarding policies and procedures for selling HMC lots, and that no lots can be sold without the vote of the membership. Kathryn Deuster is the new chair of the Land Use Committee.

Transportation: The ferry will go to dry dock Sept. 11th and be out of service for approximately two weeks. Arrangements have been made to survey the ferry. Ultrasound will be used only if deemed necessary by the survey team. The Island Manager is exploring local alternatives to the Maritime Consortium to handle crew drug testing. There was discussion about move the crew shed on the mainland to the south side of the road so that it could be used as a “ticket booth” in inclement weather. The Board was not in favor of moving the shed, but granted permission to the Boosters to make improvements.

Rules & Regulations: No report. A complaint related to an unattended fire on the 4th of July is anticipated. Kathy Fennell will contact Bill Zazzo to ask if he plans to continue as committee chair. There was also discussion about whether the Board should declare a burn ban on the island given the recent hot, dry conditions. Since rain is predicted next week, it was decided that we follow Pierce County’s guidance and not issue a ban at this time. If the situation changes, burn ban information would be posted on the website and signs placed around the Island.

Emergency Preparedness: Carole Crowley reported that a meeting was held on June 14 to review of all emergency equipment. The committee is planning an evacuation drill. Information will be provided in the Beachcomber. .

Water: A meeting is scheduled with a representative from the USDA on July 13th to discuss loan assistance for upgrading the water distribution system. There was discussion about the need to concurrently explore other options such as system buyout or external management so that alternatives can be compared. Kathy Fennell made a motion to develop a request for proposal (RFP) from the water division at Peninsula Light and Washington Water. Motion passed. Given the scope of this project, it was recommended that a planning committee for the water distribution system be formed to explore options. A request for committee members will be placed in the July Beachcomber. Dick Mowry will work with the Island Manager to determine if the spare part inventory to handle water system breaks is adequate.

Parks: Delivery of the small boat dock extension has been delayed. The builder will coordinate directly with Capt. Farris re: transport of the sections on the ferry. An additional honey bucket has been requested for Goodpastor Park. A member suggested that there may be significant savings by purchasing honey buckets rather than paying the monthly rental fee.

Roads: The dust control takes almost 30 minutes to fill. This time could be decreased significantly by purchasing a 2nd pump and suction line. The truck could also be improved by adding an actuator which would allow the operator to open the valve from the inside. \$1200 is designated in the 2007 budget for truck improvements. Kathy Fennell made a motion to implement improvements to the water system truck (actuator, 2nd pump and suction line) using the 2007 budget allocation. Motion carried.

Boosters: A pot luck dinner meeting at North Beach is scheduled for tonight. Work in the community building continues. Sinks and toilets must be removed by July 17th to prepare for installation of new flooring on the 18th.

Old Business: None

New Business: Kathryn Deuster is arranging the annual golf card tune up day. There was discussion about the disposal of dead deer on the island. HMC properties may not be used to bury deer that die on private property. Information about people who are available to bury deer will be included in the Beachcomber.

Adjournment: Kathryn Deuster made a motion to adjourn the meeting. Motion carried.

Respectfully submitted,

Kathy Fennell, Recording Secretary