

HMC Management Board Meeting Minutes July 14, 2007

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

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

Previous Board Meeting Minutes: K. Deuster made a motion to accept the meeting minutes; motion carried.

Correspondence:

- Six letters were received from HMC members.
- The Board President reported the receipt of an additional letter from an attorney challenging the recent election of the new board members. He stated that the issue is being worked between the attorneys for both parties.
- Specific reference was made to a letter from a member requesting reinstatement of his driving privileges. After discussion the Board elected to deny the request at this time.
- A board member presented a recommendation that all future letters to the Board be acknowledged with a communication notifying the writer of receipt of their letter. The Board agreed to institute this new policy.

Finance:

The Board Treasurer made a motion to pay the bills; motion carried. The Board Treasurer then gave a general overview of the financial status for the month of June and reported that expenses and revenue are all within the normal range for the month. A member asked about increased legal fees that were expended for June and it was explained that the increase resulted from legal communications relative to the recent legal challenge to the election of new board members.

Administration: See Island Manager's written report for additional details.

- The board decided that future mailings of the Beachcomber will be limited to one per member address. This will eliminate the duplication and expense of sending multiple copies to the same address.
- The Board discussed the possibility of allowing members to charge assessments to their credit cards. A member noted that Costco has a cost effective plan. HMC could add an additional fee to cover the cost of credit card processing. The island manager will look into this further.
- Board agreed to allow the HMC accountant to access Quickbooks remotely using "Go to My PC" assuming that the password is changed regularly. A member suggested upgrading Quickbooks to the 2007 version which provides for more stringent encryption.

- The Island Manager recommended that we do not consolidate tansy control through HMC as was requested by Pierce County Noxious Weed Control. HMC would have to change the island by-laws to permit access to private property. Additionally this was considered the job of Pierce County.
- A board member reported that members are turning bills in at the last moment and requesting immediate reimbursement. It was discussed that a cut off time is requested. The Wednesday before each board meeting will be the new cutoff date for submittal of bills.
- A member suggested adding an additional phone line in the HMC office. The board does not see the need for one at this time.

Legal: Pierce County forwarded a new license for the mainland property. The license is under review. This is a perpetual license that is updated periodically. There is no cost to HMC for use of the mainland property.

Land Use:

- Request provided in writing from Tim Jones is being forwarded to the Land Use committee for their review, assessment, and recommendation.
- Gary Hansen's request for purchase of an HMC lot adjacent to the north side of his property was discussed. But the request needs to be presented in writing according to the new HMC policy. Mr. Hansen was informed that the lot does indeed perc which was contrary to his understanding. As a consequence he stated that he was no longer interested in purchasing the property.
- There was extensive discussion concerning the request of Richard Pugh to build a fence along East Herron Blvd adjacent to his property. Mark Anderson (attorney of record for this issue) reported that granting this request would require an amendment be written to the existing license agreement and the license would be revocable by HMC. Mr. Pugh understands that he would be obligated to remove the fence at his own expense and in a timely manner if requested to do so by the Board. A member present stated that installing this fence might obstruct the view from his home. If Mr. Pugh receives permission from his adjacent neighbors, the Board will consider granting his request. Given this understanding, and at the request of Mr. Pugh, a conceptual vote was taken by the Board. Three board members were in agreement, one board member was opposed and one board member abstained. This straw vote did not represent final approval. The issue was deferred until all affected property owners are in agreement and the existing license is modified to accommodate the change. The Board will revisit the request at that time.

Transportation:

- A sign will be placed at the island ferry terminal that points the way to the beach steps. A new sign pointing to the Ferry road was suggested by a member.

- A board member put a proposal forward that we enact a policy allowing ferry crew and their immediate families to ride the ferry for free. The Board agreed to consider this proposal.
- A board member proposed that HMC reimburse our new part-time captain for half of the tuition he paid for the training course he took to qualify for his captain's license. The Board agreed to pay \$500 towards this expense.

Rules & Regulations:

- The Rules committee received three formal complaints since Memorial Day. The Rules committee is looking into these complaints.
- A member reported that they have been monitoring the small boat docks to see if members are violating the 24 hour docking rule. Several potential violations have been witnessed. It was suggested that a statement be placed in the Beachcomber restating the rules for the boat docks.
- A member has asked if he could work on his boat on North Beach. The Board denied approval.
- A board member stated that they have recently noticed many cars parking illegally on Island roads. A statement will be placed in the beachcomber about this issue.

Emergency Preparedness:

- A Fire evacuation exercise was conducted. The report will go into the Beachcomber.
- There is a burn ban in place. The Board President read the restrictions aloud.
- A board member reported that a fire was left smoldering in the fire pit at North Beach this morning. The embers were smoldering from a tree branch sticking outside of the fire pit and could have ignited the surrounding grass. This is a significant rule violation. Members are reminded to completely douse all fires before leaving the vicinity.

Water:

- A water meeting will be conducted at 12:00 following the completion of the board meeting.
- The issue of watering roads was addressed. It was restated that is not permissible for individual members to use island water to water the roads.

Parks:

- On July 4th it was reported that one of families on the island put on a lovely display and it was appreciated by all.
- Trash at North Beach Pavilion is a continuing problem. It was suggested that a sign be placed at the pavilion requesting that people remove their trash when they leave.
- The Parks committee will again meet on August 11th.

Roads:

- Our roads are in good shape and will be even better when the new gravel is received in September.
- We still need volunteers to drive the water truck.
- Dick Mowry reported that we need to widen Ferry Street at the top of the hill. Repairing with asphalt and painting lines is anticipated to cost \$5000 which is covered in current roads budget.

Old Business: None

New Business:

- Beachcomber inputs due by 5 PM next Wednesday, July 18th.
- There will be a golf cart clinic on August 27th for golf cart repair. Permission to use North Beach for this purpose was granted by the Board.
- A Board member suggested that the Board revisit the Renter's process to eliminate the potential for ferry fee abuse. The Board agreed to review policy.

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

Respectfully Submitted,

Janet Podell
Secretary