

HMC Management Board Meeting Minutes (July 11, 2009)

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

Roll Call: Fred Fath, President, Kathryn Deuster, Vice President, Janet Podell, Secretary; Judy Grienke, Treasurer, Patrick Pitt, Member at Large,

Previous Board Meeting Minutes: Fred Fath made a motion to accept the June '09 meeting minutes. Motion carried.

Correspondence Eight pieces of correspondence were received during the month. These were discussed as each subject arose during the course of the meeting.

Finance:

- Judy Greinke reported that one half of the reserve allocations have been deposited to this point. We have not had to touch our \$30K buffer up until now, so it was discussed that we fund only half of the remaining budget reserves. **Judy made a motion to move half of our reserve contributions in the Reserve funds (\$26,937.50) Motion carried.**
- One bill is being held until further explanation can be provided. (Legal fees from the Labor attorney in the amount of \$1508.25) **Fred Fath made a motion to pay the remaining bills. Motion carried.**

Administration:

- Fred reported that since the Island Manager retired last month, Kathy Deuster and Judy Greinke prepared an Administrative report for today's meeting. See published Administration report.
- The Board is imposing an island burn ban in keeping with Pierce County and is restricting all outdoor burning on the island except for the fire pit at North Beach (only small fires and no drift wood), and for recreational fires that are either enclosed or contained within a fire screen whether above or below ground. Barbeques are not restricted. We will put a notice in the Beachcomber about the proper use of the fire pit at North Beach.
- Pat Pitt suggested that the Board perform a risk analysis before we exercise our right to imposed burn bans in the future beyond that which the County imposes. For clarification purposes the Board stated that everything the county disallows HMC will disallow. Beyond that, whether we augment stricter requirements will be determined as the conditions dictate. **Pat Pitt made a motion to follow this plan. Motion carried.**
- The island manager will be selected this week. A member wanted to know how the new island manager's performance will be measured. There will be a formal review process. Fred will publish the Island Manager's job description. Pat wanted to assure that when key performance indicators are developed they will be published. We will follow the By Laws that pertain to employment of island employees.
- A member in the audience related recent experiences and personal confrontations that occurred over the July 4th holiday weekend. She wanted to understand how the island will mitigate similar events during future activities and suggested that we hire off duty police officers to patrol our properties on holidays. It was discussed that this is a very expensive proposition. Dallas Amidon reminded the members that we are trying to develop a Safe Streets program. Pat Pitt described the difference between activity that would be worthy of a police response and a simple rules violation. Fred Fath reminded the members that as a homeowners association, we are limited in what we are legally authorized to do. Policy and County violations must be channeled to those agencies. Pat has offered to update the security rules on the island.
- There was discussion about a suggestion from a member that we change our ferry access policy regarding realtors. Fred Fath summarized our history regarding that policy over the years and what originally prompted us to impose ferry fees for realtors. There was significant discussion among the members. The Board agreed to discuss it further but made no commitment to modify the existing policy.

Land Use:

- Most of the trash has now been removed from the former Rucks property. The remaining items will be removed by Allen Moren.

Transportation:

- Janet Podell reported about unattended cars being left on the ferry line and suggested that further discussion occur. This is a clear Rules violation. There were many reports of breaches of "ferry line etiquette" over the 4th of July holiday. It was reported that cars were cutting in front of other cars as the lines grew longer. This was mostly the behavior of guests. Members need to educate their guests about this issue.
- Janet Podell reported out on the results of the Wednesday 10AM ferry run Pilot. The results of the pilot (conducted from Oct. 08 – Jun 09) indicated an actual cost savings to island. This was calculated after studying the number of cars that departed the island during the first morning runs. It was discovered that if the 9:30 ferry run off the island was not available, members would have to line up for the 8:30 ferry run. It was calculated that the volume of traffic during those two runs would have forced a shuttle run 21 times during the course of the Pilot program. When calculated against the cost of a ferry run, the additional cost to HMC would have been approx. \$1386. When mitigated by the revenues generated from the Wednesday ferry runs (\$579), this represented approximately \$786 of cost that we avoided by having that additional morning run available. **Janet Podell made a motion to add this run as a permanent addition to our ferry schedule. Motion carried.**

Rules & Regulations:

- Janet Podell read the Rules report from the Rules chairman. This will be posted in the next Beachcomber.

Emergency Preparedness:

- Mike Davis reported out on the recent security issues.
- The Defibrillator and alarmed security box still needs to be mounted. He reported that more defibrillator training will be offered to the members. The next meeting of the Emergency Preparedness Committee will be Tuesday, July 14 at 9:00am.

Water:

- Monitors have been installed at the well site to prevent the pumps from failing when the power balance varies. Improvement is still required because we are currently operating using 3 phase simulated power. The options are being explored but a permanent solution is expensive and will be obsolete once we upgrade our water system. It was discussed and decided that this monitored solution, while just a jury rig, is effective and will save the island money in the long run.
- Judy Greinke reported that the Water engineer has recommended that we do coliform testing after any main break repair. Pat Pitt asked about the recommendation to perform a test after a significant drop in water pressure. Discussion followed. We will go back to the consultant to clarify his recommendation. This will be a report we will pay for and will be published to the membership.
- Pat Pitt has prepared a list of questions that he would like to have a written response to within 14 days. He also recommended that all water committee meetings be recorded with minutes and be made available for membership review.
- Fred Fath reported that he will be in attendance at the Water meeting on July 25th to present our current options.
- Reed West requested that the board establish a more exact deadline for the completion of the water system upgrade.
- Pat has offered to put a program plan in place to manage this system upgrade to completion.

Parks:

- Tracy Anspach reported that he plans to call a meeting in August to discuss open projects. The actual date has not been determined at this time. He made a special point of thanking Mike Shettlesworth and Don Greinke for their recent help.

- Mike Shettlesworth reported that he was down at North Beach over the weekend of the 4th. He observed children swimming out past the swim float. He suggested that HMC purchase a life ring to be installed on the small boat docks, and a heaving line (life saving equipment.) for the North Beach.
- Tracy also suggested that we carefully monitor the services being provided by the Honey Bucket contractor.
- Dallas Amidon reported that the recent holiday softball games were well attended and a lot of fun. Proceeds from the sale of the hot dogs will go to finance future softball events.

Roads:

- There is a road flaw on Ferry Street. Dick Mowry would like to apply a fixative and Allen Moren requested permission to authorize this expenditure. The Board agreed.
- The vandalized stop sign at Fir Lane will be repaired.

Old Business: None

New Business:

- A member in the audience asked about the Board's authority to control behavior on private property. It was explained by Fred Fath that the Board's authority is limited to HMC common properties only. We have no jurisdiction on private property and disputes between members must be handled between them.

Action Item Review:

- The Board decided to defer the action item update for one more month due to time constraints.
- The next Beachcomber will be the July issue. Inputs are required electronically no later than 5:00 PM on Wed. July 15, 2009. The Beachcomber Editor is beachcomber@herronisland.org.

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

Following adjournment of the regular board meeting the Board went into Executive Session to discuss two issues of a private nature. 1.) An employee issue, and 2.) A member's assessment status. Some discussion followed on the Water system upgrade.

Respectfully submitted,

Janet Podell
Secretary