

HMC BOARD MEETING MINUTES
March 9, 2002

Call to Order: Nick Huff called the meeting to order at 10 AM.

Roll Call: N. Huff, President, K. Freeman, Vice President, K. Fennell, Treasurer, J. Podell, Executive Secretary and Asst. Treasurer, B. Turpin, Land Use, Doug Allen, Island Manager, R Pinkley, Water Chairman, and F. Reichlin, Rules and Regulations.

President Huff expressed sorrow over the death of Gordon Borst this past week. The thoughts and sympathies of the Board are with his family.

Membership input: None

Previous Board Meeting Minutes:

Ferd Reichlin made a motion to accept the 2/9/02 Board meeting minutes. Ken Freeman seconded. Motion carried.

Correspondence:

Robert Pinkley read a list of the correspondence received in the last month. One of the letters received was from a member concerning the building of a loading/unloading dock on the mainland. See discussion notes on this issue under New Business below.

Finance:

Kathy Fennell made a motion to pay the island bills. Bill Turpin seconded. Motion carried.

See written report for specifics relative to HMC tax bills, a disputed copier billing, upcoming budget issues, insurance, reserve funds, senior discounts and year-to-date ferry revenue. Additional discussions that occurred between the Board and the membership are shown below.

An inquiry was made about the possibility of HMC charging a fee if water needs to be turned off resulting from a water leak on private property. Dick Provencal has recommended a proposed fee of \$50. The Board decided to defer the issue until next month to enable further exploration of the matter. A member inquired about revenue received through real estate sales. Barbara Huff reported that fees from escrow are paid to HMC for every real estate transaction. These funds are included in the Budget vs. Actuals report.

Doug Allen reported out that our island insurance broker has changed. The selected broker is very prominent in the marine insurance industry and currently provides brokerage services to other islands in Puget Sound. (See written Island Manager's report.) For discussion – would a vote of the Board be required to cancel an individual insurance carrier? Nick Huff stated that responsibility for the island's well being remains with the Board and should therefore continue to fall under the Board's purview by discussion of the issues, but not necessarily by vote.

Island Manager's report:

A detailed assessment of each section can be found in the Island Manager's written report. Additional discussions that occurred between the Board and HMC members present are shown below.

Administrative:

We have three emergency responders on the island who require periodic training by the Fire Dept. Should their ferry fees be covered during those training sessions? Kathy Fennell indicated that the budget has funds set aside for this type of transaction. In consideration of the time voluntarily provided by these individuals, which sometimes entails 12 hour shifts, the Board felt that covering their ferry fees is a reasonable request.

Should we purchase Acrobat software for the preparation and publishing of the Beachcomber both hard copy and on the web site? (approx. \$240) Kathy Fennell indicated that there is money in the budget to cover this expense. The Board agreed to purchase the software.

Legal:

See written Island Manager's report.

Transportation:

See written report.

Ferry ramp cable replacement issue. HMC has received a \$15,000 bid for this work. (Another bid came in higher.) Approval of this expense is a ballot issue and if approved by the membership, ferry service will be interrupted for two afternoon runs and will be scheduled immediately.

Deckhand, Kevin Kircher is due for merit pay increase. A performance evaluation has been conducted. **Janet Podell made motion, Kathy Fennell seconded. Motion carried.**

Water:

See Island Manager's report

Roads:

General discussion occurred concerning the building of the north beach pump station. (Both electrical and plumbing issues need to be resolved.)

Land Use:

For the island-owned lots that are in need of clean up, a recommendation was made that we not burn the debris on the lots. Rental of a chipper was recommended instead. Many of the lots have no water hookups and burning on the lots presents a risk of fire. Membership discussion followed about the pros and cons of a chipper vs. controlled fires. Since these burns would be carefully monitored, a decision was made to continue burning the debris, where legally possible, as originally planned.

Additional discussion followed concerning a member's request to widen the road in front of their lot to better accommodate access to their property. Al Moren discussed the particulars of the request on behalf of the affected member (Curtis Green). Doug Allen and Dick Mowry will visit the site and evaluate the feasibility of approving this request. The Board decided to defer making a final decision until can be determined if there would be a cost to HMC, and if there are environmental or erosion issues to be considered.

Abandoned boat on mainland – Letter sent requesting removal of boat. The letter came back undeliverable.

Junk vehicles issue – Pierce County is cracking down on junk vehicles and requested a count of the abandoned vehicles on the island. Approx 35 junked cars and boats were counted that would probably fall within the county's guidelines for corrective action.

Rules & Regulations:

Ferd Riechlin reminded the membership about tomorrow's meeting to review the proposed new rules and regulations.

Fire Department/Emergency Preparedness:

Ken Freeman prepared a revised charter for the Emergency Preparedness Committee. Committee members are: Nancy Broege, Bill and Claudia Jones, and Ken Freeman. **Ken Freeman made motion to accept the new charter as written. Bill Turpin seconded. Motion carried.**

Free island maps, containing street addresses but no names, have been prepared for the ferry crew to hand out to visitors.

Parks:

See written report.

The membership selected March 30th to re-install the small boat dock.

Boosters:

A Boosters meeting is scheduled for tonight. Acoustical engineers have made some suggestions for improving the acoustics of the community center. This issue will be addressed at the Booster meeting.

Tree trimming party at North Beach scheduled for next Saturday at 10 a.m.

Beachcomber:

Deadline for entries is 3/11.

New Business:

New loading/unloading dock on mainland. Member discussed benefits of using budget surplus dollars to build a loading ramp on the mainland. He is proposing a ramp with a locked security fence to limit the use of the ramp to island members. However, that property is county-owned and there is a Pierce County requirement making such docks accessible to the general public. This would increase HMC's liability considerably. Al Moren remembered that a proposal was solicited in the past for this. The member agreed to make some inquiries and solicit some new budgetary costs. Kathy Fennell stated that the purchase of such an item would be handled as a separate vote issue. There are considerable legal and insurance issues to be considered before a final decision can be made.

A member inquired about this year's dry dock schedule. It was stated that this is scheduled for the end of September.

Adjournment:

Bill Turpin made a motion to adjourn the meeting. Kathy Fennell seconded. Motion carried.

Respectfully submitted by,

J. Podell, Executive Secretary