

HMC BOARD MEETING MINUTES

March 8, 2003

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

Roll Call: Nick Huff ,President, J. Podell, Secretary, B. Zazzo, Water Chair, F. Reichlin, Rules & Regulations Chair, Doug Allen, Island Manager, K. Freeman, Vice President & Treasurer, F. Fath, Board Member

N. Huff expressed his condolences on behalf of the Board to Mary Turpin on the recent loss of her husband and HMC Board member Bill Turpin. Bill was a vital member of the island and will be sadly missed. It was recommended that Al Moren fill the open position on the Board.

K. Freeman made a motion to appoint Al Moren to fill the board vacancy. Bill Zazzo seconded. Motion carried.

Membership input:

None

Previous Board Meeting Minutes

K. Freeman made a motion to accept the Jan 11th Board meeting minutes. B. Zazzo seconded. Motion carried. F. Reichlin made a motion to accept the Feb. 8th Board meeting minutes. B. Zazzo seconded. Motion carried.

Correspondence:

J. Podell reported that 3 pieces of correspondence were received by HMC this month.

Finance:

See written Treasurer's report.

There was discussion concerning Ferry insurance and HMC's options for reducing costs. (See details in written Treasurer's report.) **K. Freeman made a motion to increase the hull deductible to \$30k and liability to \$7500. J. Podell seconded. Motion carried.**

K. Freeman made a motion to pay the monthly island bills. J. Podell seconded. Motion carried.

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:

See written report

Linda Shettlesworth has been selected as the new HMC office manager. She will begin training this month. Barbara Huff retires in September. Starting training wage - \$10/hr for 28 weeks. Total of 10 hrs of training are allocated per week to begin this month.

The new fill-in deckhand will require approx. 40 hours of training. Mike Shettlesworth has been identified as a candidate for this position. It was reported that \$429 in training dollars should cover this cost. Mike is retired from the Coast Guard and could also train as a replacement captain if needed. Additionally, Kevin Kircher is also going to train as a replacement captain.

Both K. Kircher and S. Wiggins are due for a merit step increase in pay. **J. Podell made motion to authorize these increases. F. Fath seconded. Motion carried.**

Legal

See written report.

A newly delinquent owner has offered to donate his lot to HMC in lieu of payment of his outstanding assessment. Doug Allen and K. Freeman viewed the lot to check its financial value to HMC. It was determined to be a potentially saleable lot. HMC's financial exposure would be the taxes and attorney fees. The island would require full ownership and title transfer. Dallas Amidon suggested that a perk test be performed to validate its perkability before we make a final decision. Discussion followed that HMC will wind up with ownership one way or the other so results of a perk test is only valuable to determine follow on status only. **B. Zazzo made motion to accept the offer as a gift to HMC. F. Reichlin seconded. Motion carried.**

Dallas Amidon brought up the subject of the Baker property that they would like to deeded to HMC. The Board requested that Dallas contact the owner and validate the offer that he made to pass ownership of the property to HMC.

Transportation:

See island manager's report.

Water:

See written Island Manager's report

Roads:

See written island manager's report

A question arose concerning the need to perform a survey at the Pugh property to determine the real property lines. Significant discussion followed on whether it would be in HMC's best interest to determine these property lines. No final decision was made.

A member requested permission to pick up brush along the roads and carry it down to the beach for burning. A community burn is scheduled for later this year. Renting of a chipper was also discussed but there is presently no money in the budget for this expense.

Parking at the ferry dock – Rules state that there is a limit of 24 hours for parking at the ferry dock, after which the vehicle can be towed. Doug Allen will make up flyers to be placed on violators cars. The board discussed placing a sign at the ferry dock posting the parking rules.

Land Use:

The Travel Trailer and Motor Home Certification form has been updated to allow members to bring trailers onto island for long term (less than one year) use.

George Newcomb questioned a former HMC policy of limiting trailers on the island for 60 days or less. Significant discussion followed concerning the interpretation of that policy. Current HMC rules are in compliance with County regulations when a trailer is brought onto the island. Subsequent enforcement mechanisms do not currently exist to manage this when trailers reside on personal property. The Board has been looking into junk removal ordinances and what our options are for removal of the junk vehicles from the island.

With respect to assessments, a member asked how the decision was arrived at that each assessment would receive one vote. Ken Freeman advised that this decision arose from the assessment meetings that occurred last fall.

Rules & Regulations:

No activity in the previous month. F. Fath brought up the subject of trash on the island and how it would affect the upcoming new by-laws. Ken wished to address this under the unfinished business section.

Fire Department/Emergency Preparedness:

It was reported that K. Freeman has resigned from the Fire Dept. However, he is still certified as an EMT and will help out if he is needed. He is longer authorized to drive the ambulance.

Three 911 calls occurred in the last month. In each case the time period from the point of the call until the patient arrived at the hospital was less than an hour. An emergency occurred last night and the patient was driven by private car down to the ferry and the captain then called 911. Members were reminded that it is important to call 911 first.

Parks:

See written report.

Small boat docks – Should we purchase slings for easy handling of the docks in and out of the water? Discussion followed and it was estimated that it would cost approx. \$500. Decision deferred for later consideration.

South Beach trailhead issue – Should it be developed to allow for parking? Tracy reported that it could be developed for approx. \$150. Decision deferred for later consideration.

Boosters:

No report

Beachcomber:

Deadline for entries in the next Beachcomber is Mar. 10, 2003. Entries may be e-mailed to Phyllis Krueger at: phyllis22K@att.net.

New Business:

Four new signs are ready for hanging at Ferry Street and on the mainland ferry dock.

Unfinished Business:

New assessment implementation schedule – K. Freeman discussed the amount of work that needs to be performed before we can fully implement the new assessment method. The opinion poll resulted in a tie between implementation now and a 4-year grace period. The Board was polled to break the tie. It was decided to use the 4 year grace period for full implementation. The amended By-laws are expected to be completed shortly and the new assessment method will be contained within the revised bylaws.

A question was raised about membership involvement in approval of the bylaws document. K. Freeman suggested that we summarize the key changes and provide that information to the members for their review.

Adjournment:

B. Zazzo made a motion to adjourn the meeting. F. Reichlin seconded. Motion carried.

Respectfully submitted by,

J. Podell, Recording Secretary