

**HMC BOARD MEETING MINUTES**  
**March 13, 2004**

**Call to Order:** K. Freeman called the meeting to order at 10 AM.

**Roll Call:** Ken Freeman, President, Bill Zazzo, Vice President, Fred Fath, Secretary and Treasurer, Ferd Reichlin, Board Member, Al Moren, Board Member, and Doug Allen, Island Manager.

**Previous Board Meeting Minutes**

Fred Fath made a motion to accept the February Board meeting minutes. Motion carried.

**Correspondence:**

Fred Fath reported that 2 pieces of correspondence were received by HMC this month concerning the ban of a contractor from the island and the name change required for the filing of our articles of incorporation.

**Finance:**

Treasurer reported that the expenses are in line with expectations.

A finance committee meeting will be held today to go over the assessment notification and next years budget process.

Fred Fath made a motion to pay the monthly island bills which are in line with expectations. 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.

The Washington State Chapter of the National Community Associations Institute will be doing an article on Herron Island and HMC.

An owner wants to buy a John Deere rider mower owned by HMC. The mower will be listed for sale in the Beachcomber asking for bids.

The owner of the property whose tenant was charged with assault has issued an eviction notice and intends to sell the property.

**Legal Liaison:**

A letter to Dick Mowry was written notifying him that HMC cannot contract with him without bonding, license, and insurance. Dick is working on obtaining the required license and bonding.

Name suggestions for the new name include: Herron Island Community, Herron Management Co-operative, Community of Herron Owners, Community of Herron

Island. Members will indicate preferences before next meeting at which time the Board will make a selection.

Herron Island Bylaws need to be re-recorded with Pierce County. It was suggested that we wait until the new name is chosen.

The Island attorney suggested that we change to a semi-annual assessment billing to protect HMC when property foreclosures are involved. Fred Fath made a motion to work with the attorney to accept his recommendation and take action to adopt a semi-annual assessment billing. Motion passed.

Jim Irby addressed the board on the issue of the ban of Mike Chambers from the island due to fires. He suggested alternatives that would let Mike Chambers continue to work. The board met in executive session to address this matter. The decision was made to reduce the length of the ban from May 1<sup>st</sup> until November 1<sup>st</sup> subject to the contractor paying restitution for HMC costs (by April 1<sup>st</sup>) for additional ferry runs for the fire department. Bill Zazzo made a motion to that effect which passed.

### **Land Use**

Several parcels owned by HMC may be candidates for sale. Lots like 6-7-13 may be desirable enough to sell. Doug will work to list several of the lots with a realtor.

There was more discussion on “junk” on lots. There seems to be more junk leaving the island so some improvement is being accomplished.

### **Transportation:**

Richard Urfer, an island owner, has been hired as a fill-in deckhand. It is planned to set up an internship for “captain trainee” so he can upgrade his current license to be used as a fill-in captain.

The unsolicited offer for new engines has not progressed and the board is not inclined to proceed.

Insurance policies are renewing in April with the hope that the increases seen in recent years will be lessened. We are looking into the possibility of an umbrella possibility for increased liability coverage. Cost will be determined.

A motion was made by Bill Zazzo to give deckhand Kevin Kircher a merit raise as he has completed 4 years with HMC with a positive review. Motion passed.

### **Rules & Regulations:**

The committee received one complaint being processed. The committee met and is finalizing the new rules, which will be e-mailed to the board.

### **Fire Department/Emergency Preparedness:**

The planned test was successful as the fire department practiced getting on the island. More tests and visits are in the future.

**Water:**

There was discussion on the HMC water valves at the property lines not shutting off completely. Scott will replace such valves if notified.

**Parks:**

A motion was made by Bill Zazzo to allow the use of lot 1-3-27 as a community garden managed by the Parks Committee. This use is subject to termination if the lot becomes saleable in the future. The motion passed.

The boat ramp segments have been poured. The date for installation is tentatively set for April 10<sup>th</sup> at 1:00 PM.

Doug Allen will apply for a community burn permit for a burn May 15<sup>th</sup> in the middle of the parking lot of North Beach.

**Roads:**

None

**Boosters:**

Potluck tonight.

**Beachcomber:**

Patricia Jones (editor) email address: [hjones@yahoo.com](mailto:hjones@yahoo.com)

Next issue is in April with the deadline of 4/15/04.

**Unfinished Business:**

None

**New Business:**

None

**Membership Questions:**

None

**Adjournment:**

Bill Zazzo made a motion to adjourn the meeting. Motion carried.

Respectfully submitted by,

Fred Fath, Recording Secretary