

**HMC Management Board Meeting Minutes**  
**March 12, 2005**

**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, Al Moren, Board Member, Clarrie Jones, Board Member, and Doug Allen, Island Manager.

**Previous Board Meeting Minutes**

Bill Zazzo made a motion to accept the February Board meeting minutes. Motion carried.

**Correspondence:**

None this month.

**Finance:**

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

There will be a finance committee today to review the audit reports and start the annual budget process. Financial conditions seem within expectations. Budget requests were received from Roads, Parks, and Emergency Preparedness. Administration and Ferry requests are in progress.

**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:**

The question arose about Pierce County paying dues on their properties. Al Moren suggested a verbal contact about the fairness of their being exempt. Previous boards have attempted to collect but were unsuccessful. Bill Zazzo suggested calling Anderson Island for their situation.

Bill Zazzo made a motion to purchase a guide to management of community organizations from the Community Association Institute. Motion carried.

A new ferry access policy will be made to allow payment of incidental expenses that are delinquent to the ferry crew to allow use of the ferry. There are also other issues with estates that need to be addressed so property can be sold.

The water dept pickup truck will be put up for sale and it is no longer needed.

**Legal:**

The attorney said we could put any property put up for sale (or in escrow) on a cash only basis for all ferry fees and incidental fees. It was agreed to use the escrow basis and adjust the policy.

### **Land Use**

Work on mainland parking lot is complete for the wetland issue.

The Pierce County agency “Pierce County Responds” wants to set up a plan with HMC Management to help residents get rid of junk cars and trash. Some financial assistance may be available.

HMC has received an offer to purchase HMC property ( Div 3 Block 3 Lot 5) for \$5500. Bill Zazzo made a motion to accept the offer. Motion carried.

Another property (Div 6 Block 7 Lot 13), which is undeveloped, has an offer of \$25000 if HMC will carry the contract at 7%. The lot would be added to other contiguous lots for the owner. There was discussion about the lack of a new assessment because the lot was contiguous with the buyer’s other lot but it was decided that since the lot was offered and since the buyer met the asking price, that it would be discrimination if we refused the offer because the buyer owned the lot next to the lot for sale. Fred Fath made a motion to accept the offer. Motion carried.

### **Transportation:**

We received a bid of \$3000 for a County required inspection of the mainland ferry terminal. It is required every year so we need to go ahead and budget for this expense for next year and bear the cost for this year.

There will be a change in ferry crew hours for the summer. There is no adverse impact on the finances or schedule. The only impact is that the weekend crew will get more hours and the regular crew will get less but have more free time.

There was discussion of mechanisms to offset the raise in fuel costs. No immediate changes were deemed necessary.

### **Rules & Regulations:**

No complaints at present but one may come due to an incident on the ferry.

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

A report to the Board has been prepared by FD volunteer EMT Michael Jones. A budget request has been submitted. A survey is proposed to get member’s desires on this subject. The survey will be put in the next Beachcomber.

### **Water:**

We are still waiting for rock. Site preparation is under way for the new tank. The permit is still in process but is expected to be delayed until mid to late April.

There are still a lot of issues to be resolved with various contractors and inspectors due to requirements. It looks that the costs may exceed our budget

by some amount but could be absorbed within the extra revenue and reduced expenditures in other areas.

A notice will be put in the Beachcomber advising owners of the necessity of running their water to clear pipes before use after a period of no use.

**Parks:**

There was discussion on limiting or removing boats from North Beach. It was suggested that boats that have been abandoned be detected by no sticker and be disposed of. There will be an article in the Beachcomber that this is taking place. Signs will be placed explaining policy on the boat dock.

Next year's budget request will increase due to needs for extra honey-buckets at the parks. There is enough budget to add one more for the summer at North Beach.

There was discussion about parking at South Beach. There was discussion of needs for volunteers to help with many projects.

**Roads:**

The gravel barge is expected next week - maybe.

**Boosters:**

There is a potluck tonight at 6:00 and meeting with entertainment.

**Beachcomber:**

Patricia Jones (editor) email address: [hjones@yahoo.com](mailto:hjones@yahoo.com)  
Next issue is in March with the deadline of 3/18/05.

**Unfinished Business:**

None

**New Business:**

None

**Membership Questions:**

None

**Adjournment:**

Fred Fath made a motion to adjourn the meeting. Motion carried.

Respectfully submitted by,

Fred Fath, Recording Secretary