

HMC Management Board Meeting Minutes

Date: March 11, 2006

Call to Order:

Fred Fath called the meeting to order at 10 AM.

Roll Call:

Fred Fath; President, Bill Zazzo; Vice President, Kathy Fennell; Treasurer, Clarrie Jones; Secretary, AlMoren; 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:

Two items; a letter from the Gallucci family regarding the offer to exchange their property, and a letter from Patrick Pitt regarding the drainage problem on his property. See attached. The Board tabled the Pitt letter for discussion later in the meeting.

Finance:

Kathy Fennell Made a motion to pay current bills. 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:

The ferry insurance has been renewed for this year and the board discussed the suggestion by the broker on the need for a survey of the vessel. The Board decided that the best time to do this would be during the upcoming dry dock period. The Board discussed having at least one Board member attend an upcoming CAI class and the Island Manager announced that the 401(k) documents were completed and ready for signing.

Legal:

The Board discussed the recent events concerning the cliff erosion on HMC property at the rear of the Pitt property. This was deferred for later discussion. The Board approved the new collection policy for delinquent accounts as recommended by the HMC Attorney.

Land Use:

There was a request from an island homeowner for HMC to start the Community burn process and the Island Manager will request the permit from the Fire Department.

Transportation:

The Board discussed two recent problems regarding the ferry. The first one was during the recent power outage and concerned the ramp motor on the island side which worked only intermittently and caused safety problems for the crew. Several suggestions were made and the Board decided to have the island Manager investigate several options through Peninsula Light Co. The second problem concerned parts of a rubber gasket which came apart in the fuel tank and caused fuel flow problems for the ferry engines. The ferry crew reported the need for more repairs and it was decided to include them in the upcoming dry dock period with costs to be included in this year's budget session.

Rules & Regulations:

None.

A resident made the request for an update on the illegal tree trimming and removal of some island properties.

Fire Department/Emergency Preparedness:

An announcement was made regarding the Fire Department training session set for March 21 with training to be limited to moving the emergency vehicles in and out of the community center only.

Water:

The State Department of Health has given an additional waiver for chemical contaminants testing due to the excellent results of previous tests. A minor adjustment of the new controls was all that was needed to stop the overflow problem at the water storage facility. Al Moren reported that there is still a possibility that the State Dept. of Agriculture could still have loan funds available for the water distribution plans for the island.

Parks:

The Board approved the purchase of gravel for the parking area of the South beach trail also sand for the playground area as well as several new signs for the boat dock area. The Board also discussed the quotation on the costs of additional boat docks and the need for a ballot on a special assessment to cover the costs. Bill Zazzo made a motion to have a ballot included in the upcoming edition of the Beachcomber and the board approved. The Board set a special membership meeting to count ballots immediately after the regular board meeting on April 8th.

Roads:

There was a brief discussion by the board on the topic of culverts and the need to improve drainage across the island.

Boosters:

A Pot Luck dinner followed by a nature talk was planned for later this evening.

Beachcomber:

The Board requested that due to the need to replace two board members that applications for board membership be included in the upcoming Beachcomber edition as well as to advertise for sealed bids on the old office computers.

Unfinished Business:

None

New Business:

None.

Membership Questions:

None.

Adjournment:

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

Respectfully submitted by,

Clarrie Jones, Recording Secretary