

**HMC Management Board Meeting Minutes  
(March 14, 2009)**

**Call to Order:** Fred Fath called the meeting to order at 10:00 AM.

**Roll Call:** Fred Fath, President/Treasurer, Kathryn Deuster, Vice President, Janet Podell, Secretary; Judy Greinke, Assistant Treasurer, Eric Bergson, Member at Large, Doug Allen, Island Manager

**Previous Board Meeting Minutes:** Fred Fath made a motion to accept the February '09 meeting minutes. Motion carried.

**Correspondence:** Five pieces of correspondence were received during the month. These were discussed as each subject arose during the course of the meeting.

**Finance:**

- The Finance Committee met last Friday, Mar. 6th. Fred Fath reported that the budget goal for this year includes a plan for no increase to the annual assessment.
- Fred addressed an issue brought to our attention about ferry fees when you drive your car over to the mainland for a very specific and brief purpose. Should a return ferry fee be charged? It was discussed and determined that only walk-on passengers will be exempted from return ferry fees under these circumstances (i.e. travelling to the mainland to retrieve your mail, etc.)
- Fred reported that the Finance Committee has begun next year's budget activities. Following the April committee meeting, the Finance Committee will put the new budget proposal together ready for a vote by the membership in June 2009.
- It is anticipated that there will be 394 assessable units this year. This results from changes over the past year for lot combinations and increased delinquencies.
- **Fred Fath made a motion to pay the bills. Motion carried.**

See Island Manager's written report for additional details of the following areas.

**Administration:**

- The Fire District's contract for the use of the Community Center is still in work between the island attorney and the Fire District. Doug Allen reported that resolution is near. **Judy Greinke made a motion to accept the contract pending resolution of the "hold harmless" clause by the island attorney. Motion carried.**
- The former Rucks property still requires some clean up of the ruts that were created when the vehicles were removed. A temporary solution is in place but a more permanent solution needs to be completed. Discussion followed about the cost of cleanup for the remainder of the lot. Dick Mowry offered to fill the perk holes for free. The Board thanked him graciously and accepted his offer.
- The generator cover on the island side is complete. A big thank you to Allen Moren, Sam Argo, and Mike Shettlesworth for getting this done!

**Legal:**

- The Harpel Forebearance Agreement is underway.

## Roads:

- The new Single Lane road signs have been installed. Many volunteers were involved in this, along with the installation of some of the new Stop signs. Fred Fath described why the decision was made to change the One Way road to a Single Lane road. It was felt that making it a single lane road with “yield to oncoming traffic” instructions was the best solution for the purpose of protecting HMC from liability in the event of accidents occurring on the road. There was significant membership discussion on this subject and many members expressed disapproval of the change. There may have been some confusion caused since the original letter only went to the property owners on the north end of the road because when this issue first surfaced, the Board was considering changing the status of the road only up to that point. Fred will address this again in the next Beachcomber to advise the members of the decision and why it was made. Allen Moren offered to install a mirror at the blind spot in the road. There is still room for changes based on input from the membership.
- The road watering truck was again brought up for discussion. Allen Moren defined the desired configuration for a new truck. Fred Fath reported that if a good deal could be found in the near future we should pursue the purchase now instead of waiting until later. It was reported that our old truck is “close to death” but still works. It may need a new clutch very soon which could cost upwards of \$2000. This is more than the truck is worth. Doug Allen mentioned that Dick Mowry has been maintaining the truck for the Island.
- A No Parking sign has been placed at North Beach between the boat ramp and the first bench.
- Dick Mowry acquired another 100 tons of road gravel. It was decided to go with small gravel this time instead of the larger gravel. When questioned about this, the response indicated the smaller gravel was tested and felt to be a better solution for our roads.

## Land Use:

- The Land Use Committee will be meeting again on March 21<sup>st</sup> at 10:00 at the Community Center.

## Transportation:

- Janet Podell reported out on the last meeting of the Transportation committee (March 6<sup>th</sup>) and the on-going negotiations with the ferry crew for their wage and benefit package. The negotiations are going very well. Janet reported that Fred is checking the potential changes for affordability while still maintaining a goal to keep the annual assessment static. Janet reported that the Ferry crew has offered to freeze their wages for the three year life of the contract.
- APP standby issue – Judy Greinke reported out on the status of the issue. It is proposed that we should store boom material at the mainland ferry dock. **After much discussion Janet Podell made a motion to: 1. Update our plan and submit to the Dept of Ecology, and 2. Purchase the boom to meet the requirements of the plan. Motion carried.** (Some boom has been located in Salt Lake City.) It was reported that while HMC will realize other expenses to bring this solution to fruition, (e.g. Crew training costs), we are currently spending \$17K per year to cover the \$950 fee every time we re-fuel the ferry. So it is anticipated that this expenditure will pay for itself quickly.
- Ferry Access policy, Fred reported that the Finance Committee discussed revising the access policy to deny free passage to service providers for other than emergency purposes. This issue is still under consideration.

### **Rules & Regulations:**

- Eric Bergson reported that a Rules Committee meeting will be scheduled in the next month in advance of our “busy season”. He is still transitioning the chairmanship from Merry Kogut.
- We are still updating the current Rules document.
- It was noted that the propane tank on Ferry Street as reported last month has now been removed.

### **Emergency Preparedness:**

- Mike Davis reported that they will be working with Pierce County to help us to structure a new and better Emergency Preparedness Plan.
- Following up on an issue last month regarding re-publishing the Island phone book, Kathy Deuster reported that if the electronic phone book were to wind up on the internet, HMC would require individual permission by each member before this could happen. Updating the old Boosters phone book was originally discussed to be used as a tool for the Emergency Preparedness Committee for safety issues. Karl Schafer has prepared the phonebook in electronic form. He will provide a copy to the HMC office.
- A Neighborhood Watch meeting is scheduled for April 17th at 4:30 PM at the Community Center. Two Pierce County Deputy Sheriffs will come to the island for this purpose and be available for questions by the membership.
- Doug Allen reported that we have ordered an instructional CD for our defibrillators. Discussion followed concerning the location and accessibility of the units.
- The annual burn is approaching. Allen Moren asked if we could get permission to add pre-cut larger diameter firewood to the pile. We will check with the Fire Dept.

### **Water:**

- Fred Fath reported that the Board discussed the current plan to move forward. A draft letter was prepared by the Water Committee for distribution to the membership that describes a 5 year plan. It was decided that we need to identify how we will distribute the costs (capital and operational costs). It was discussed that we try to come up with a proposal for membership vote on how we should:
  - Distribute the cost for the upgrade (e.g. installation of fire hydrants)
  - Distribute the cost for meter hookups

The ownership issue will not be addressed at this time. A generic letter of information will be drafted to advise the membership on the status the plan. It will include two options for the distribution of costs. In the interim an informational update will be written for this month’s Beachcomber.

- Terrill Chillson reported that she and Judy Greinke visited with the head of the Water Department on Anderson Island. They learned that there may be new requirements coming down from a current lawsuit about whether rural private water systems are required to follow the municipal water laws. This could affect the requirement for meters on the island by 2017. She also reported that we are due for our next sanitation survey by the Dept. of Health shortly. This occurs every 5 years. We will need to form a work party to satisfy the clean up requirements that were identified in the last survey in 2005.
- Our Water System Plan is currently at the Dept. of Health and with Pierce County.

- It was reported that the recent spike in electrical costs at the well site was determined to be from heating the building during last December's severe cold weather.
- Red's Electric came out to the island and recommended adding phase monitors to our two wells. By adding these monitors we provide better protection for our well motors. The cost for this would be approx. \$1900 including parts and labor. There is money available in our reserves to cover this cost. They also addressed our pressure pumps and made some suggestions about applying variable speed solutions to these pumps in the future. **Janet Podell made a motion that we contract with Red's to install the 3 phase controller monitors. Motion carried.**
- Allen Moren recommended installing a monitor on the well meter to monitor usage by the hour using a surveillance camera. This will be used to monitor water usage.

**Parks:**

- Tracy Anspach reported that money is being set aside for a new basketball court or a multi court. We need to solicit input on what the membership would like. We will be removing the existing concrete slab in the next year.
- Soil was recently added to the ball field by volunteers.
- The South Beach trail hand rail project is still on the list for completion but is not a top priority at this time.
- The wiring at the Pavilion shed is now complete. The doors will be installed in the next few weeks.
- Tracy is working on budgeting issues for submittal to the Finance Committee.

**Old Business:**

- The Tenancy and Ferry Access policies have recently been updated by Doug Allen. It was decided that more review is required before approval.

**New Business:**

- Capt. Farris is preparing this year's low tide ferry cancellation schedule and recommended that we add ferry runs to accommodate members whenever possible. The Board agreed to this plan and authorized him to go forward.
- The Dolphin committee met last week and one of the committee members offered to prepare a field assessment and design an RFP in anticipation of a bid request to contractors.

**Action Item Review:**

- See attached document

**Beachcomber:**

- The next Beachcomber will be the March issue. Inputs are required electronically no later than 5:00 PM on Wed. March 18, 2009. The Beachcomber Editor is [beachcomber@herronisland.org](mailto:beachcomber@herronisland.org).

**Adjournment: Kathy Deuster made a motion to adjourn the meeting. Motion carried.**

Respectfully submitted,

Janet Podell  
Secretary