

HMC BOARD MEETING MINUTES
May 11, 2002

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

Roll Call: N. Huff, President, K. Fennell, Treasurer, J. Podell, Executive Secretary and Asst. Treasurer, B. Turpin, Land Use, R Pinkley, Water Chairman, and F. Reichlin, Rules and Regulations, and Ken Freeman, Vice President
Excused: Doug Allen, Island Manager.

Membership input:

None

Previous Board Meeting Minutes:

K. Fennell made a motion to accept the April 13th Board meeting minutes. J. Podell seconded. Motion carried

Correspondence:

Robert Pinkley reported that there was no correspondence received by HMC in the previous month.

Finance:

K. Fennell made a motion to pay the island bills. J. Podell seconded. Motion carried. See written Treasurer's report covering details of current property insurance, liability insurance, year-to-date ferry revenues and property sales. Discussion followed concerning the remaining HMC properties for sale. Should they be listed with a realtor if the commission costs were added to the price of the lot? Nick pointed out that once the lot is listed with a realtor it removes HMC's option to sell it privately. Following that discussion the Board agreed to begin using realtors to sell island owned properties. Budget planning was discussed and the proposed FY 02/03 budget is ready to be presented for membership review. **K. Fennell made a motion to include the proposed budget in the May Beachcomber for membership review. K. Freeman seconded. Motion carried.**

It was noted that we have received a proposed draft of the new By-Laws from our island attorney. Discussion followed concerning the proposed assessment weighting system. Ken Freeman noted that the Board will discuss these and other issues separately. It is anticipated that the Board will begin discussions as soon as possible. The new By-Law package was developed to bring us in line with recent changes in the law. The final decision will ultimately reside with the membership as a ballot issue. N. Huff stated that the time has come to reach resolution on the issue concerning assessments for multiple lot ownership. The

financial impact of this issue is significant since assessment-paying membership has declined dramatically over the past 7-10 years. The proposed By-Laws will be placed on the HMC website for membership review.

Ken Freeman introduced an issue concerning future DSL capability on the island. It is not currently available but Century Tel is keeping a list of interested parties for future consideration.

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. In Doug Allen's absence, Nick Huff addressed the issues contained in the Island Manager's report.

Administrative:

The Chrysler Corporation has approached HMC concerning a photo shoot on the Charlie Wells.

Legal

See written report.

Transportation:

See written Island Manager's report. Ferry ramp cable replacement work is now complete. The old cables showed significant deterioration and it is currently being analyzed to help us determine life expectancy for the new cables.

Water:

See Island Manager's report.

Roads:

See Island Manager's report. Al Moren discussed the new saltwater pump station at North Beach and the work remaining to be completed. The platform has been completed. State permit, electrical work, trenching, etc. remain to be done. Piping has not yet been purchased but Al Moren will coordinate with Doug Allen about the timing of the purchases.

Land Use:

No written report. It was reported that to-date, 12 junk vehicles have been removed from the island with more scheduled in the upcoming weeks.

Discussion occurred about sliding soil and debris on the Zumaya property and potential ways to mitigate further erosion. Also, a ditch has been dug HMC's new park property.

Rules & Regulations:

The comments received concerning the new rules and regulations will be consolidated by the Rules and Regulations committee over the next couple of weeks.

Fire Department/Emergency Preparedness:

Ken Freeman reported that there were no 911 calls in the last month.

May 18th is the date set for the annual beach burn. Ken noted that fuel must stop being added by 4:00 pm on that day. Our burn permit is for a 20' pile.

The committee and ferry crew will be meeting with the Fire Dept. in the next week to integrate our emergency preparedness plans during times when the ferry is out of service.

Reminders about burn bans will be included in this month's Beachcomber with recommendations to members concerning the reporting of illegal burns. The Hartstene Island Association would like to meet with us to share homeowner's association issues.

Parks:

T. Anspach thanked all of the volunteers who have helped with various projects over the past several months. He will be purchasing stain for the docks shortly.

Recently boaters have tied their boats up to the dock at the far north end. This area is for passenger loading and unloading only. New signs need to be placed on the dock identifying acceptable places for boat tie-ups.

Boosters:

Boosters potluck is scheduled for this evening. Memorial Day events are scheduled for North Beach. On May 26th cinnamon rolls and coffee will be available, along with a flea market and a flag raising ceremony. It was reported that the ceiling in the community center is now completed. The acoustics in the building have dramatically improved. The Boosters reported that they are now out of funds and are relying on new donations/members to build up available funds.

Beachcomber:

Deadline for entries in the next Beachcomber is 5/13/02. Entries may be e-mailed to Phyllis Krueger at: phyllis22K@att.net.

New Business:

No new business reported

Unfinished Business:

Dick Provencal brought up the issue of water leaks on the island and how to handle these issues when the leak is on the owner's side of the property and the owner is not available. He suggested a service charge of \$50 should be assessed to turn off the water at the main shutoff valve with an attempt to notify the owner subsequent to the shut off. Water is an extremely valuable commodity on the island and needs to be protected. Discussion followed and a lesser fee was suggested. **K. Fennell made a motion to impose a \$25 charge for this service followed up by an attempt to contact the owner. J. Podell seconded. Motion carried.**

Old office printer – HMC has received one bid that was opened during the meeting. The bid for \$31 was made by Ken Freeman. Since it was the only bid received, Ken will be purchasing the printer for that amount.

It was reported that the Tacoma News Tribune has been dropping newspapers on private property. Doug Allen will make contact with them and request that they stop this practice.

Adjournment:

B. Turpin made a motion to adjourn the meeting. K. Fennell seconded. Motion carried.

Respectfully submitted by,

J. Podell, Executive Secretary