

**HMC BOARD MEETING MINUTES**  
**May 8, 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, Al Moren, Board Member, and Doug Allen, Island Manager. Absent (Excused) was Ferd Reichlin, Board Member.

**Previous Board Meeting Minutes**

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

**Correspondence:**

Fred Fath reported that one anonymous letter was received by HMC this month concerning "lots used in a commercial manner". E-mail discussion between board members centered on issues related to the necessity of HMC enforcement of county regulations. Most are the responsibility of the county and not HMC.

**Finance:**

There is a budget planning session for the finance committee this afternoon. Ferry fees are running almost 40% above last year so budget projections look ok. Non-health Insurance is running a little under budget so next years budget projection looks like there needs to be no increase. There are likely to be increases in health insurance, payroll, and especially ferry fuel. There will definitely be increases in ferry dry-dock expenses.

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.

**Administrative:**

Our insurance broker offered an "umbrella" liability (non-maritime) of an additional \$1M for \$3000. Since we already have \$1M per occurrence and \$2M annual coverage, the board decided not to buy the additional coverage.

There was discussion on a NSF check from a renter for a ferry fee. Due to circumstances and the renter leaving the island, a motion was made by Fred Fath to waive the owner responsibility. Motion passed.

There was discussion on the time limit for payment of fees. Since delinquent accounts cannot use the ferry, there is an issue for low amounts. The board decided to leave the policy alone.

The individual who purchased the mainland ramp for \$400 also took a ladder used as a spare. The board decided to send a letter informing the individual of a police report filed and asking for restitution. No further action is anticipated.

The board decided to allow ferry access for an owner who requested to pay by month for the second half assessment due to job loss. A motion was made by Fred Fath to allow Bob Jensen (due to job loss) the opportunity use the ferry while paying \$100 per month on his assessment for this time only. If a payment is missed, he will go back on the delinquent list. The motion passed.

**Legal:**

The Pierce County biologist met with Doug Allen on the mainland wetland issue. The fee was reduced from \$819 to \$265 on the condition we put up several signs marking the boundary. HMC can maintain the parking lot and is going to accept the Pierce County recommendation.

The HMC name change was discussed. Bill Zazzo made a motion to name the organization HMC rather than any actual name. Motion carried.

**Land Use**

A fire permit will be issued for May 15<sup>th</sup>. The placement of the pile must not be below the high tide mark and must be inspected.

A Peninsula Light trimming crew will be on the island in May and offers wood chips to anyone who wants to take them and will call Peninsula Light.

Al Moren proposed allowing no fee permits for individuals to take firewood from downed trees on HMC lots. The board agreed.

**Transportation:**

A fill-in captain (Paul Crow) has been hired and trained.

Doug Allen will work with the ferry crew to come up with a monthly ferry pass system for contractors.

An owner inquired about additional runs. Crew scheduling is a major issue with this. A case can be made if anyone wishes to gather the data and present it to the board.

**Rules & Regulations:**

No pending actions.

New rules and regulations document is being commented on. We will get legal opinion on the rules and the final document will probably be adopted by the Board at the June Board meeting. There was discussion on many suggested rule changes which will be incorporated.

**Fire Department/Emergency Preparedness:**

Doug will ask for a fire engine (being replaced) more capable of fighting brush fires.

There was one 911 call last month.

**Water:**

The issue of bacterial contamination in the April samples raises the need of upgraded storage tanks as this is likely the source of contamination. Also, the capacity needs to be increased for fire flow requirements when the distribution system is upgraded. A project needs to be implemented to install a new storage tank. Fred Fath made a motion to start the process of replacing the storage tank with a concrete tank where preliminary costs look within our current water reserve fund (\$59,000). Motion passed. Details will be worked out during the coming month.

There was discussion on replacement of the distribution system. Bill Zazzo will head up the planning for distribution system replacement.

Water to the island community garden is now operational.

Board agreed to acknowledge long time service for a water system volunteer.

**Parks:**

Backstop in park was moved. Boosters fixed benches at North Beach. We need signs at the small boat dock indicating the dock is for members and guests only.

There will be replacement of the island-side bus stop. There is booster funding so no HMC funds are requested. Al Moren moved to allow the replacement of the structure. Motion passed.

Board agreed to remove trailer from community garden lot.

**Roads:**

The island watering truck is now in operation and volunteers are requested for driving. Training is, however, required.

Road ditch maintenance is needed and should be budgeted (approximately \$4200) for next year.

**Boosters:**

Meeting tonight 6:00PM. Planning for Memorial Day.

**Beachcomber:**

Patricia Jones (editor) email address: [hjones@yahoo.com](mailto:hjones@yahoo.com)  
Next issue is in May with the deadline of 5/15/04.

**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