

HMC BOARD MEETING MINUTES
November 9, 2002

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

Roll Call: N. Huff, President, J. Podell, Secretary, B. Zazzo, Water Chair, F. Reichlin, Rules & Regulations Chair, Doug Allen, Island Manager, K. Freeman, Vice President & Treasurer, F. Fath, Board Member
Excused absence – B. Turpin

Membership input:
None

Previous Board Meeting Minutes

F. Fath made a motion to accept the September 14th Board meeting minutes. B. Zazzo seconded. Motion carried.

Correspondence:

J. Podell reported that there were seven pieces of correspondence received in the last month. All were from members expressing opinions relative to the assessment issue.

Finance:

See written Treasurer's report.

K. Freeman made a motion to pay the monthly island bills. F. Fath seconded. Motion passed.

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:

See written report

There are two properties in collection that are up for tax sale by Pierce County. Discussion followed whether HMC should bid on these properties? It was decided that HMC does not have the funds and should not be in the real estate business and therefore should not bid on these properties.

Legal

See written report.

The island attorney requested permission to initiate a foreclosure lawsuit against May Boyakins for delinquency. She is not following through on her promise to pay off her delinquency. **F. Fath motioned to authorize the attorney to proceed. B. Zazzo seconded. Motion passed.**

Transportation:

See written report Island Manager's report.

This year's dry dock costs were higher than expected due to some unanticipated work that wasn't identified until after the boat was out of the water (i.e. the corrosion-pitted prop shaft). The hull was brought down to bare metal before repainting. Doug reported that our ferry is now in better shape than it was when it was purchased new in 1989.

A member asked if we have considered handheld electronic devices to record ferry usage. Nick indicated that the option had been explored in the past but seemed to be quite expensive and was not pursued any further.

This month's transportation meeting needs to be rescheduled and the committee will be informed when a new time has been determined.

Dallas Amidon brought up the issue of the ferry schedule. It was his opinion that if we had ferry runs that ran later into the evening hours during the work-week, we would see more property being sold on the island. Many people would live on the island if the ferry schedule were more conducive to commuters.

Water:

See written Island Manager's report

Roads:

See written island manager's report

Dick Mowry reported that our right-of-ways on the island are in good shape. However, if we ever hope to seal the roads from North beach to the Community Center, the roadbeds need to be improved. This would require approx. \$10-15K worth of rocks. Chip sealing could then be laid over the crushed rock. He recommends purchasing a used distributor and doing this ourselves. He further stated that chip seal is easily repairable so our upcoming water system changes are not necessarily affected. Dick recommends doing a test and purchasing a used distributor for 5-6K. He would recommend a contractor bid the job and

which could be compared it to our own labor costs before a final determination is made.

Doug asked about our current rock supply for day-to-day road maintenance. Dick currently has 125 tons in his yard. He is planning to get a barge load next year.

Al Moren asked if we could schedule another community burn to dispose of debris from more right-of-way clearing that needs to occur. Doug will contact the Fire Dept. and get approval to proceed.

Land Use:

See written report.

There was a discussion about 12” culverts for driveways and if there are existing rules dictating this requirement. The rules say that plans for any new culverts need to be approved by the Board. A member reminded the attendees to clean out their ditches and culverts in advance of the winter rains.

Rules & Regulations:

There are two complaints presently in work. One is for driving on beach. A fine was assessed and paid. Another infraction involved a speeding motorcycle. This is being contested.

Fire Department/Emergency Preparedness:

One 911 call occurred in the past month.

Parks:

No report.

Boosters:

The timbers for the storage container need to be replaced. Al Moren offered to use the green timbers from the North Beach project. A work party will begin today. The Board approved this plan. There is a Boosters meeting scheduled for tonight. The agenda will include Christmas planning and discussion for a possible patio behind the community center. Jack Tavenner has offered to help design the patio. A turkey potluck is scheduled for 6 pm.

Beachcomber:

Deadline for entries in the next Beachcomber is due 11/11 /02. Entries may be e-mailed to Phyllis Krueger at: phyllis22K@att.net.

New Business:

Carole Crowley asked if a “raccoon removal service” would benefit the island. This service could randomly be provided by members. It was requested that the ferry fee be waived when a member performs this service. The Board agreed to

this as it is island business – they would need to fill out a reimbursement form as per the policy.

Dallas Amidon reported that a member wants to donate their property to HMC because they no longer want to have the cost burden. The lot does not perk. The Board will decide following determination of clear title for the property.

Unfinished Business:

A letter arrived for the Board from a member requesting a one-time waiver to use the ferry even though she is delinquent. She is looking to bring a service person over to the island for the purpose of obtaining costs for repair of her property. Personal medical issues have caused her delinquency. **F. Fath made a motion to allow this member to use the ferry on a one time basis. Zazzo seconded. Motion passed.** The Board agreed to waive the ¼ deposit.

Assessment review – Because of the interest in this issue, attendance was high. The volume of discussion prohibits capturing all of the various communications that occurred. No attempt was made to capture all of the details in writing.

Ken Freeman made a formal presentation to the membership using portions of last month's presentation and updating it with information and feedback received in the last month. Next steps – The membership in attendance selected three options to be included in the advisory ballot. These will be used to determine which final options will be included on the ballot.

Special Executive Session

Following completion of the assessment review, **Ferd Reichlin moved, and Ken Freeman seconded, to hold an Executive Session of the Board for the purpose of discussing recent acts of vandalism that required the Board's immediate attention. Motion passed.** A member's grandchild has been observed at various locations around the island on several different occasions where acts of vandalism occurred. When confronted by members, the individual responded in a rude and threatening manner and continued to behave inappropriately. The Board has received several letters from different members complaining about this individual's behavior and the acts of vandalism. These issues were deemed serious enough by the Board to warrant formal action. A letter will be sent to the affected member demanding that his grandchild immediately and permanently desist in this unacceptable behavior. Any further reports of the offending behavior will result in the grandchild being banned from the island. The open meeting was reconvened. **F. Reichlin made a motion to proceed with the planned actions. B. Zazzo seconded. Motion carried.**

Adjournment:

J. Podell made a motion to adjourn the meeting. B. Zazzo seconded. Motion carried.

Respectfully submitted by,

J. Podell, Recording Secretary