

HMC Management Board Meeting Minutes
November 13, 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. Excused was Joseph Pentheroudakis, Board Member.

Previous Board Meeting Minutes

Bill Zazzo made a motion to accept the October Board meeting minutes. Motion carried.

Correspondence:

Five pieces of correspondence were received. One concerned passes for caregivers. The second concerned a legal dispute between a HMC volunteer and a member. The third was from a member requesting a repeal of a rules and regulations decision. The fourth concerned costs for a proposed tennis court. The last was an e-mail expressing appreciation to HMC members and volunteers.

Finance:

The current financial reports have been modified and budget vs. actuals did not run properly. They will be fixed soon. Dry dock expenses came to \$84,531 which is close to the expected amount. A \$21,817 withdrawal from the reserve account was made and the remainder \$63,714 will be paid from the general account. A second withdrawal from the reserve account will be made covering previous year contributions to this expense at a later date. The difference will be made up from current year assessments which were budgeted for this purpose.

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:

The issue of hospice care and associated member rates for ferry transportation came up.

A motion was made by Bill Zazzo to allow co-habitats, renters, or roommates to pay member ferry rates after written registration with HMC. Motion carried.

A motion was made by Fred Fath to allow hospice workers, immediate family, and medically necessary caregivers to use the ferry at member's rate. The exact wording for the policy will be formulated by Doug Allen. Motion carried.

Al Moren made a motion for a merit increase for Capt John Farris. Motion carried. There were no accidents on the ferry (when staffed by the permanent ferry crew) this last year which means the permanent ferry crew can share in the bonus fund.

New stickers are available for boats, trailers, bikes, etc. that should stick better.

Legal:

HMC has been exempted from joining a “one call” organization supporting utilities since we know all contractors coming onto the island.

There is a necessary change in the by-laws to allow semi-annual billing. The island attorney has provided language for the necessary change. Bill Zazzo made a motion to incorporate this language into the by-laws and submit it to the membership for approval. Motion carried.

Another change to section 9.3 of the by-laws changing the time from 30-60 days to 14-50 days for notification. Fred Fath made a motion to incorporate this change and submit it to the membership for approval. Motion carried.

A final change was suggested to remove paragraph 11.2.1 from the by-laws concerning business issues. Al Moren made a motion to delete this paragraph and submit it to the membership. Ken Freeman will develop the ballot and explanation for the Beachcomber. Motion carried.

Land Use

Al Moren will work to resolve issues with wetlands and the construction of the cover on the pad behind the fire-station.

There may be an issue with the path to the south beach. A member may address the board on this. Nothing will be done until the matter comes formally to the board.

There was a letter to the Board regarding HMC writing a letter involving a law-suit between members. The Board had made the decision not to write any letters and this was contested by another member. The original lawsuit was dismissed by a judge. It was decided that HMC would write a letter of fact should the need arise in what maybe a follow-up law-suit.

Transportation:

Governor and oil leak problems have been fixed after dry-dock at no additional cost. Ferry ramp lighting has been replaced.

The Coast Guard has completed its annual inspection of the ferry and issued an updated Certificate of Inspection. There were no problems noted.

A motion was made by Bill Zazzo to remove the term “off duty” from the policy regarding overtime payment for mandatory drug testing. Motion carried.

A new ferry captain hired has quit after 3 days. A backup captain may get his license soon but will not likely be available until next spring. There is one more possibility for

a part time captain. There is a near term need for a backup that will be addressed this week.

We are short of part-time deck-hands. An article in the Beachcomber will be placed requesting anyone interested to apply.

Rules & Regulations:

Letters have been written concerning a fine from an earlier infraction. The next action is an appeal to the entire Board requested by the affected member. The meeting will be scheduled for January after the Board meeting.

A motion was made by Bill Zazzo to waive the 72-hour time limitation in the parking on the mainland rule during holidays and dry-dock periods. Motion carried.

Fire Department/Emergency Preparedness:

The new (used) engine is a great improvement. An open house for showing the new equipment will be scheduled in the spring. The fire department is encouraging more volunteers as the island is down to three.

If anyone needs information about the fire district, they should call the fire district and not the local volunteers.

A note from Merry Kogut was read expressing appreciation for Dale Woulf calling 911 and local volunteers in support of an accident on her property.

Water:

The permit process, the availability of gravel delivery, and the desire to build in better weather is causing the construction of the water tank to be delayed until after March. The Washington State Health Department has approved our engineering plans for the new tank. Finally, a licensed contractor will be required to install the piping associated with the new reservoir.

HMC might need help expediting the building and permit process. Doug Allen will follow up with a company suggested by Peninsula Light. The costs will likely cause some overrun on our estimate. There is a lot of uncertainty on what we will really need. Doug will contact the Board by e-mail on the timing.

Parks:

Bills will be submitted for the pump house roof. Hauling of trash off the site will be reimbursed by HMC. A box for dock parts is requested for North Beach.

If the tennis court becomes feasible, it was suggested that a multi-functional court be built for more than just tennis. This would solve placement issues and extend the functionality.

Roads:

A new 12 inch drain pipe under Ferry Road has been installed. The sea-wall may need to be repaired. There is a need for a survey to define the actual boundaries of the road. Al Moren will verify the costs for a surveyor.

Also a water leak under Ferry Road was discovered and repaired. Some pavement repairs are still necessary.

Boosters:

Thanksgiving potluck tonight.

Beachcomber:

Patricia Jones (editor) email address: hjones@yahoo.com

Next issue is in November with the deadline of 11/19/04. The issue will contain a ballot for the by-laws.

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