

HMC Management Board Meeting Minutes

Date: November '05

Call to Order:

Fred Fath called the meeting to order at 10 AM.

Roll Call: Bill Zazzo; Vice President, Kathy Fennell; Treasurer, Clarrie Jones; Secretary, Al Moren; Board Member, Doug Allen; Island Manager

Previous Board Meeting Minutes

Al Moren made a motion to accept the July Board meeting minutes. Motion carried.

Correspondence:

Email from Merry Kogut suggesting we use Pay Pal as a way for members to pay accounts by credit card. Board received two letters from Michael D.Jones explaining the reasons for resigning as Chair of HIEPG. Email from Steve Chapin regarding a drain field for the property located at 517 E. Herron Blvd..

Finance:

Kathy Fennell made a motion to pay bills – motion passed. Also Kathy Fennell made a motion to transfer the remaining \$45,000.00 in the General Fund into the Vanguard Dry Dock Reserve account, motion passed.

Island Manager's report

Owner Dick Pugh has offered \$20,000.00 to help fund the repairs to the ferry bulkhead. HMC has received a proposal from Bay Marine at a cost of \$24,750.00 and it was determined that some type of an escrow account should be created in order to ensure that the money would be available. HMC would need to contract with Bay Marine for the repairs and permits and Bill Zazzo made a motion to sign the contract and the motion passed.

Administrative:

Doug Allen stated the need to change certain rules to better protect the ferry crew and to enhance safety on board the ferry. The Board discussed Rules Section 11-B which deals with the authority of the crew and decided to change these rules so as to conform with the State of Washington ferry rules. The paragraphs under the heading "Authority of the crew" should be listed as Rules B-1 and B-2 and the paragraphs under the heading "Unscheduled Ferry Runs" should be listed as B-5 but to seek council on rule B-3.- attached copies of HMC

management memo and Policies and Rules pertaining to Ferry Users. Other items on discussion included the need for new computers due to the near maxing out of the hard drives, the safety bonus for the ferry crew, the need to upgrade the Community building due to the loss of some items which include a fire extinguisher bracket as well as the outdoor information board glass cover and the front door box for holding mail order forms. The office manager is now included for coverage in the new Group Health insurance plan and the recent resignations from several committees. There was also a question from a ferry crew member regarding the crew uniform allowance and a comment on quality of the reflector vests. The Board agreed to use Fred Meyer gift cards for the annual employee Christmas bonus.

Legal:

HMC's County Council person's office has been asked to research the question as to whether Pierce County can be assessed for dues on the lots which they own.

Land Use:

There was a discussion about the the possibility of realigning the property boundaries between the Anderson property and the South Beach Trail. A question was raised regarding the width of the roadway and Tracy Anspach stated that there were new standards that we might have to meet. The Board agreed that more research was needed and deferred the discussion until the December Board meeting pending more information from the Anderson family. There was also a brief discussion on information provided by a resident informing the Board that part of his septic system infringed on the South Beach Trail. The Board decided that it was not a deliberate act and that the drain field was not on the trail property and also due to the length of time involved to give the resident permanent easement rights.

Transportation:

The Board approved the offer from the County Engineer to do the required inspection of the mainland ferry dock at approximately half the cost of a private firm. There was also a discussion on the need for concrete repairs and the repainting of the metal span on the mainland side. The Board decided that this was a professional job and decided to get bids. There was also a discussion on discount tickets for contractors and it was decided to offer discount ticket books but not monthly commuter passes at this time. The Board also discussed the question as to whether a fill-in Captain should be paid as a deckhand or as a

Captain when substituting as a deckhand, it was decided he should be paid as a deckhand. Two new deckhands have been hired with overnight accommodations needed for one of them. The Board had a brief discussion on finding a suitable location with one possibility being the purchase of the Ken Freeman trailer. The Board decided to place an ad in the Beachcomber requesting accommodations. HMC has opened an account with a new fuel supplier, Associated Petroleum Products.

Rules & Regulations:

None.

Fire Department/Emergency Preparedness:

The Board discussed the need to find a replacement for the HIEPG Chair due to the resignation of Michael D. Jones. Kathy Fennel thanked Michael D. Jones for his work.

Water

Montgomery Water Group discovered there is a missing check-valve on the primary pump system. Montgomery Water Group is currently working on the problem. Additional funds have been requested by the Montgomery Water Group to complete the water system study. The Board approved the proposed revision of project scope and the additional fee request of \$3,831."The State Department of Health has signed off on the new reservoir. Final inspections are pending approval by Pierce County.

Parks:

Tracy Anspach discussed the need to enlarge the dock area over time. No permits are needed. Questions were raised over liability and construction costs. Tracy will explore an estimate to cover those costs.

Roads:

Allen Moren discussed modifying the existing water lines and obtaining quotes and will explore this. Steve Chapin was granted a variance to the tight line easement code to use the eastern edge of the One Way road so as to hook into an existing system. The tight line should not impact the existing road surface but be on HMC property along portions of 515 E Herron (Bohren), 513 E Herron (Anspach), and 511 E Herron (Smutka).

Boosters:

The Boosters had a Thanksgiving Celebration planned for this day.

Beachcomber:

Ken Freeman has offered to become the new editor. Board approved.

Unfinished Business:

The Board approved the transfer of charges from Ken Freeman to HMC for the island webpage.

New Business:

None.

Membership Questions:

None.

Adjournment:

Bill Zazzo made a motion to adjourn the meeting. Motion carried.

Respectfully submitted by,

Clarrie Jones, Recording Secretary