

HMC Management Board Meeting Minutes (November 10, 2007)

Call to Order: Fred Fath called the meeting to order at 10:00 AM.

Roll Call: Fred Fath, President/Treasurer; Kathryn Deuster, Vice President, Janet Podell, Secretary; Mike Shettlesworth, Member at Large, John Dolan, Member at Large and Doug Allen, Island Manager.

Previous Board Meeting Minutes: Fred Fath made a motion to accept the October '07 meeting minutes. Motion carried.

Correspondence: Six pieces of correspondence were received during the month. Fred Fath reported that the Quit Claim letter was signed by the Board president.

Finance:

- The Treasurer reported that the current budget is on plan. There is a Finance committee meeting coming up immediately following this Board meeting. There are two primary issues for the committee to discuss: 1. Audit of last year's books and discussion of the income accrual system, and, 2. Revisit the reserve accounts so that we are properly budgeting for ferry expenses and to validate that reserve accounts are set at the proper level.
- A question was asked about the Tacoma Diesel bill for the recent engine overhaul. The Island Manager negotiated a sizeable reduction in the bill. This resulted in a final invoice that was reduced by almost \$9K from the original.
- It was discussed that there should be a new concept for engine overhauling whereby it is eventually scheduled to occur every four years instead of two. This will reduce the cost of dry docking the ferry in the alternate cycles.
- Fred Fath made a motion to pay the remaining bills; motion carried.

See Island Manager's written report for additional details of the following areas.

Administration:

- The Board agreed on the Yellow Pages issue. See Island Mgrs. Report.
- The next Beachcomber should request member suggestions on any changes to Rules and Bylaws. The Board agreed.
- The Board decided to decline an offer from Fire Dist. 16 for an old exhaust fan. It was discussed that the fan would not work in the Community bldg.
- Fred Fath discussed a letter from a member regarding the ferry access policy as it pertains to renters. It was felt that this is a civil issue between two private parties and HMC cannot deny ferry access to a renter unless and until they are legally evicted or move out of the residence. This position was taken upon the advice of our attorney.

Legal:

- No response has been received from Tim Jones on the proposed license agreement. If HMC does not hear back from him with the designated time (30 days) HMC can begin proceedings to remove property that is encroaching on the adjacent nature park.
- Foreclosure of O'Neill property – The delinquent member paid up in full all monies that were delinquent. But until we have the money in hand from the Sheriff, HMC will not issue a ferry sticker for this member's access to the island. A member in the audience queried how we will handle the situation should this member become delinquent again. The Island Manager defined the new process for handling these issues through the appropriate parties and legal channels. The new process accelerates the necessary actions considerably.

Land Use:

- No report

Transportation:

- The new generator on the island side was replaced under warranty. Allen Moren suggested that we add a roof to protect it from pine needles and other debris. (Perhaps using a sheet of plywood) Mike Shettlesworth made a motion to approve the expense for this. Motion carried.
- Federal ID cards for ferry captains – Enrollment cost will be about \$132 per person. The individuals must appear in person to receive a card. A member in the audience has already applied on line but was not able to schedule an appointment on line. It was reported that if you already have a marine license the process is less complicated since there has already been a background check conducted. The board will cover the cost of the application, the time and mileage for the member to appear in person. Janet Podell made the motion to approve this approach. Motion passed.
- A question arose about secure areas on ferry (wheelhouse and engine room) and if they would require the deckhands to also have the Federal ID. The Island Manager indicated that because of the small size of our operation we may be exempt from some of the requirements.
- Guest passes – There is a new design that adds an owner's membership number to the pass. Once the new passes are issued members must use them. The ferry crew will be given the authority to make exceptions to this and allow the old guest passes if the member has applied their number to both halves of the pass. There will be a notice in the November Beachcomber describing the new requirement.
- Should there be a change in the ferry schedule for New Years Day to replicate the Thanksgiving Day ferry schedule? Kathy Deuster made a motion to adjust the ferry schedule accordingly. Motion carried.

Rules & Regulations: Nothing to report for this month.

Emergency Preparedness:

- The Committee met on Nov. 6 to fine tune their response to power outages. It includes a committee member visiting each home on the island to introduce themselves and describe the process during extended power outages.
- There was a reminder to all members to check all batteries in flashlights and smoke alarms. Also, everyone should check their fire extinguishers, gas and oil supply for generators and the condition of extension cords. It was reported that Peninsula Light offers a 72 hour emergency kit for \$37.00.
- The Fire Dept. has considered renovating the community building. No firm plan in immediate future.

Water:

- There was a meeting with Peninsula Light this last month. The Island Manager brought several copies of the updated proposal from Peninsula Light. It was clear that Peninsula Light does not want to just be our water managers. They want to build and own the system. Extensive discussion followed. Mike Davis has been attempting to get bids for HMC to hire the work out in segments as a means of comparison to the Pen Light proposal. There are too many unknowns for the contractors to bid without an engineering plan and his attempts have not been successful. Fred Fath stated that the Water committee was formed to come up with alternate recommendations. Can we develop enough of a good position outlining the pros and cons of two alternatives of either contracting with Pen Light or building it ourselves? We need to develop this position quickly to allow our membership to be educated on these options. He has requested a report to the Board next month on where the Water Committee is in the process of presenting our two options. Mike Davis reported that the committee is close to that point. We would like to see that plan by the first of the year. A membership vote should then be conducted on the preferred selection of the two options. It should be made clear that this will not be a vote to proceed with the expense of installing a new system. It would serve to gauge the membership's preferences on the two options only. In parallel we should also make a request for Montgomery to update the proposal they provided in 2005. The Island Manager will request this update.
- Road surveys – Discussion on Island road Right of Ways that may require surveys. (This was not part of the Pen Light proposal.) Kathy Deuster expressed concern that we are not sure where the road boundaries are, and now would be the time to find out. Mike Shuttlesworth made a motion for Doug Allen to go to a reputable survey company to solicit their advice on what we need to do in preparation for laying down pipe for a new water system.

Parks:

- There will be a meeting of the Parks committee prior to the January Board meeting to discuss the new shed project, the North Beach pavilion and the South Beach hand rail projects. Next year's budget will also be discussed.

Roads:

- We are still looking for our barged gravel. It is now scheduled for delivery in late November.
- There may be some instability of the road at the south end of the island due to a members' grading activity on his property. Doug Allen sent a note to the member expressing his concern. After receipt of the members response there may need to be further discussion of the Board on potential remedies to correct the condition.
- Fir Lane right of way has not been maintained but should be to ensure continued access to the adjacent properties. Dick Mowry will be consulted to see what it would take to bring the road up to standard. After this the Board will discuss next steps.
- Road Signage issue – Allen Moren reported that he is still working on the project.

Old Business: None

New Business:

- Kathy Deuster was approached by a member about the Hwy 302 project and having the Dept. of Transportation come out to do a presentation about the status of the project. (We may not have enough HMC members expressing interest in hearing the presentation.) It was discussed that March or April 08 would be a good time for this to occur.

Boosters:

- Thanksgiving potluck tonight at 6:00 PM This will be the last social event for the Boosters this year.
- A bid received for new community center doors.

Beachcomber:

- Beachcomber inputs are required no later than 5:00 PM Wed. 11/14/07

Adjournment: Kathy Deuster made a motion to adjourn the meeting; motion carried.

Respectfully submitted,

Janet Podell
Secretary