

HMC Management Board Meeting Minutes

November 9, 2013

Call to Order: Gary Wanzong called the meeting to order at 10:00 AM.

Roll Call: Gary Wanzong, President Co-Treasurer; Pat Zazzo, Vice-President; Sherri Anderson, Secretary Co-Treasurer; Dianne DeGood and Janet Podell, Members at Large; Claudia Ellsworth, Island Manager (IM).

Gary announced that Board members would be recording the meeting for the purpose of completing the minutes.

Previous HMC Management Board Meeting Minutes: Gary moved to approve the October 2013 HMC Management Board meeting minutes. Motion carried.

Correspondence:

- Added Chairman to the Agenda, Rules, Land Use and Technology
- Car left abandoned in roadway which has been removed
- County given a clean bill on the stockpile cleanup. A few minor things to complete before county releases permit
- Shared trivia on Hat Island where they charge for use of small boat marina
- Bids are from contractors for road maintenance. More on this during the Roads Committee report.
- Drainage improvements to S Herron have been done.
- Recommending closing a section of the un-maintained road. More discussion and vote later in this meeting.
- First meeting to organize a volunteer fire department took place October 19th.
- Email from Member about unattended fires
- Report from Land Use Committee (LUC) from November 2nd meeting when they address the abandoned trailers. Further discussion later in this meeting.
- More contiguous lots have been sold during the month
- Office responded to Key Bank survey
- Approval was given to pay United Rental bill
- Century Link bill is adding Pierce County and WA State Sales tax amounting in additional \$14/month
- Water committee requesting explanation of money taken out of water account and put into HMC Account
- Working on Cross connection program.
- Water Committee meeting was on November 7th.
- Electronic billing for water and suggested that it might also be used for billing assessment. Further discussion later in this meeting.
- Seeking more Ferry Crew help
- Loss of a Standby Captain
- Ferry uniform policy reviewed
- Postcard sent out to Members from anonymous source requesting Members to voice opinions at the November 9th meeting. Gary sent a response via email blast addressing this card.
- Received lots of emails from Members input on the ballot issue, such as asking for more time for member input, information as past history. Email from Member asking about drain fields and how they would be affected with the bylaw change.

Finance: Gary mentioned our fiscal year ended 9/30/2013 and only have one month into the new fiscal year. Mentioned the concern for the current fiscal year in regards to assessments since losing seven or eight assessable units, therefore, our spending will need to be watched closely.

Judy Greinke mentioned the first USDA load payment was made in September and because of delinquencies, we were \$845 short which is covered by the Water Department.

Gary moved to pay the bills for the HMC Management General Fund and HMC Water Department as presented. With no further discussion motion carried.

Administration: See the Island Manager's report for the full report of Administration issues.

Office will be closed November 15th and Thanksgiving both November 28th and 29th.

Water and Water Committee: Charles Smith pursuing our “Leak list” and contacting owners when either one of two things are happening. 1. Meter is running 24 hour day 2. There is unexplained spike in usage. Sixteen properties were highlighted on the recent list and the Island Manager sent notifications via email to the owners. There is a list of pump station projects which consist mainly of maintenance issues. Will not be working on all of them, there are about 20, at the same time just trying to look out into the future.

Judy Greinke reminded all that the Water Committee minutes are posted online. Still seeking legal responsibility related to interruption of water service. Board will get the project list that Charles has identified and prepared. Judy went over 3 immediate items on the list that need to be done.

Fire Department Liaison: Gary mentioned fire department rating system and are due to come out spring 2014. Last one was about 16 years ago. Member asked could HMC offer an incentive to get younger get younger Members to join, such as free ferry pass or something. The requirement for a volunteer is one 12 hour shift per month which is one night stay at the fire department on the mainland. It is a commitment for those who are willing and able. There is an offset of having more hydrants which helps in the rating but the loss of the volunteer fire team is still expecting to increase the rates. Member brought up currently rated class 6 and is anticipated will drop to class 8 which could double hazard insurance rates.

Land Use (LUC): Claudia reported that LUC recommends to the Board three items which are to continue to use Form 13 for the present, to provide the LUC with a copy of existing policy(s) and to direct LUC to prepare and recommend a revised form 13. **Janet made a motion that we follow the recommendations of LUC and direct them to prepare and recommend a new form 13 and policy. Motion carried.**

Emergency Preparedness: Meeting will start up again today.

Parks: No formal report. There was discussion on the North Beach erosion. Gary mentioned that permits are \$5,000. County has given advice and we are going to wait and take a look next spring after the winter storms. Tracy Anspach reported. Discussion on signs and those will be ordered all at one time. (Note the following discussion from Tracy took place after Rumor Control/Member questions but recorded here since Parks related) Tracy mentioned a list of items that the Parks need to address for this spring. Member suggested Tracy provide the list way in advance instead of last minute. Dianne brought up what happened to getting donations for the swing set that was vandalized. Tracy suggested running this through the boosters.

Roads: Steve Kramer reported. Next big project in the next two to three years is the asphalt on Ferry Hill at the island ferry landing.

Question about grading the roads and if grading now how to prevent the roads turning to mud. Steve mentioned he and Charles will be spotters and be ahead of the grader and will let them know when not to grade and do the best they can to help prevent what had happened in prior years. **Dianne made a motion to accept the proposal from Morrison Construction to work on grading our roads and get them back into shape of \$3,506.75. Motion carried.**

S Herron Road discussion – There is a proposal to close the end of S Herron Road that is unmaintained. **Gary made a motion to close off the unmaintained road at the end of S Herron Road and put the wood post in to prevent motorized vehicles from using it. Motion carried.**

There will be a stock piling of sand at the top of Ferry Hill in preparation for the winter storms.

Ferry: Gary, Janet, Pat and Claudia met with a private company in regards to ferry operations and one thing that was brought up was they could do ferry refueling and they are also certified for emergency response. APP is our current company for refueling but they are not certified for emergency response so there is another company contracted on standby for that which is a cost of around \$900 per fueling. This other company is certified and so when they bring their truck to refuel, they also have everything in case of an emergency response is needed such as fuel spilling into the water. Even if their fuel price is higher, we could still save expenses. The Board is waiting for a proposal.

Legal Liaison: Member inquired about information that was submitted awhile back on a collection agency and was asking about the status. Pat recalled this was provided when HMC moved to having a paralegal involved in the collections and wanted to see how that works out before making another change. Member mentioned he had additional information and it was suggested to forward to the Board for consideration. Members were informed that HMC does recover legal fees, interest and handling charges on delinquencies.

B.O.O.S.T.E.R.S: Booster Annual Thanksgiving Pot luck tonight which is the biggest event of the year.

Beachcomber: Must submit articles by Wednesday, 5 pm, November 13th for the November/December issue. There will no longer be a Beachcomber brief, therefore, October, December and February won't have a Beachcomber published. Sherri mentioned Dianne DeGood will be the lead Board Member for the Beachcomber.

New Business: Need to start looking at the ramp painting project so looking for volunteers to help with this project. Since this is over water, there will need to be permits and these can take some time to get. **Dianne made a motion to form a Ramp Painting Committee and report back to the Board their recommendations. Motion Carried.**

Rumor Control/Membership questions: There was discussion of assessments and owners that own more than one lot. Member asked the Board to discuss the ballot that was mailed. Gary mentioned the ballot will be discussed later.

Old Business: Ballot discussion – Gary mentioned one of our Members noticed something on the ballot in the legal wording that became a question. We ran it through our attorneys and the legal wording wasn't matching the intent of the ballot. **Gary made a motion via email to all Board Members for the following: Motion to withdraw the motion regarding the change of the bylaws as proposed by the Board in the October 2013 ballot. The wording has caused confusion and does not appear to clearly accomplish the goal set out in the ballot narrative. The effect of this motion rescinds the ballot and the ballot will not be counted. All five Board Members replied back as affirmative. Motion carried.**

Gary mentioned that the lawyers for HMC are on hold waiting for the Board to go ahead with pursuing what options are available. There was further discussion and input from Members and Board.

Nick Huff and Fred Fath provided to the Board history too. These will be available on Herron Island website and will be included in the November/December Beachcomber.

Electronic or paperless billing: Discussion on doing a trial period with your water billing. This is by volunteer only. Claudia will send an email out asking for volunteers and provide further information on how a Member can sign up for this trial period.

Since there was no further business, Gary moved that we adjourn the meeting. Motion carried.

Respectfully submitted,

Sherri Anderson, Recording Secretary