

**HMC BOARD MEETING MINUTES**  
**October 11, 2003**

**Call to Order:** K. Freeman called the meeting to order at 10 AM.

**Roll Call:** Ken Freeman, President, Bill Zazzo, Vice President, Doug Allen, Island Manager, Al Moren, Board Member, Fred Fath, Secretary and Treasurer, Excused absence for Ferd Reichlin.

**Previous Board Meeting Minutes**

Al Moren made a motion to accept the September 13th Board meeting minutes. Motion carried.

**Correspondence:**

Fred Fath reported that 0 pieces of correspondence were received by HMC this month.

**Finance:**

Treasurer reported that the last fiscal year was close to plan. Income was higher at \$494,748 vs budget of \$442,405. Total expenses were higher at \$531,400 resulting in a \$36,652 cash flow deficit. This is normal as reserves are used for the ferry dry dock process. While there is variation on a month to month basis, the yearly ferry fees were \$113,759 vs. \$112,378 the previous year.

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.

There was a water leak on a property. There was cost associated with the detection of the leak before finding it on private property. Issue of payment by owner will be asked of attorney.

**Legal Liaison:**

Some small issues addressed by attorney. There was nothing major.

**Land Use**

Al Moren wishes to assess a new brush cutter for maintenance of road edges for HMC properties. This may expand to all island roads. Property owners are responsible for maintenance of ditches. If this is not done, there was discussion on rules that could assess fee for HMC doing it.

Junk cleanup complaints were filed with Pierce County on two lots. Pierce County contacts the owners and will pay half the cost.

Dept of Ecology may be interested in paying for tank removal on Kirk property. Dallas will research ownership so access can be assessed. Doug Allen will pursue.

Junk trailer on an HMC lot is in process of being removed pending finding a dump truck.

**Transportation:**

Still pursuing a backup captain. Issue of payment plan to cover cost of staying on island is being looked at by Doug.

**Rules & Regulations:**

There are seven complaints in process. Rules committee chairman is now Joseph Pentheroudakis.

Doug submitted proposed update for rules. There was lots of discussion on restriction of unlicensed drivers. Conclusion to adopt current update by Doug with potential change if needed in the future. Motion to adopt rule change as proposed by Doug was made by Fred Fath. Motion passed.

**Fire Department/Emergency Preparedness:**

Two 911 calls on Island. Burn ban is still on as of Oct 11 but could be cancelled soon per Pierce County.

**Water:**

Water system had to be shut down due to break caused by phone construction. Cost recovery being sought from phone company.

Dick Zottman with help from Dick Mowry will take over for water operations due to retirement of Dick Provencal.

Overall water distribution plan needs to be developed with alternatives for how to phase in implementation.

**Parks:**

Money received from Brian Wilson for repair of ramp. Work party scheduled to pull out docks.

**Roads:**

Discussion on cleaning road ditches and impacts on on-going maintenance. If done in early spring, it would eliminate some of the required brush cutting.

Need policy on utilities doing construction that will protect HMC for costs associated with restoring roads to original condition.

**Boosters:**

New officers to be elected. Motion made by Bill Zazzo to allow patio cover requested by Boosters if permitted. Motion passed.

**Beachcomber:**

Patricia Jones (editor) email address: [hjones@yahoo.com](mailto:hjones@yahoo.com)  
Next issue deadline: 11/10/03

**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