

**HMC Management Board Meeting Minutes**  
**October 9, 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, Joseph Pentheroudakis, Board Member, and Doug Allen, Island Manager.

**Previous Board Meeting Minutes**

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

**Correspondence:**

Three pieces of correspondence. One concerned the assessment method, one a letter of resignation from Claudia Jones (from being a part time deck-hand) and the other regarding alternative transportation during dry-dock.

**Finance:**

Fred Fath made a motion to pay the monthly island bills which are in line with expectations. Motion carried.

We are going to end the year with a larger than planned surplus due to revenue increase over budget. We need to have a surplus to handle dry-dock expenses in the off year. Preliminary analysis shows we are \$18,000 under budget on expense of which \$15,000 is needed for dry-dock expense in next year. Thus we ended about \$3000 under budget. Revenues, however, appear well over budget due to increases in ferry fees. The increase in funds will be used to replace some of the reserve funds (and thus lower funding requirements in future years.

**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 board agreed that crew ferry passes match the expiration time of senior passes.

The board agreed to compensate ferry captains for mileage and time associated with license renewal (up to one half day).

Doctor Roes will offer flu shots after the 4:00 ferry run on 10/25.

Some old computer equipment will be disposed of.

**Legal:**

The new name "HMC Management" is now official. There will be some costs associated with changing names on accounts and vessel documentation.

There are some remaining issues with the bylaws (timing for approvals, business rules) that need to be changed and submitted to the membership (probably in November)

### **Land Use**

HMC lot on North Fir has been listed for sale.

The permit process for the cover behind the fire station was complicated by issues with wet-lands. The boosters will follow up with more detail.

### **Transportation:**

Ferry came out of dry-dock on 10/1/04. It passed CG inspection. The ferry was painted, a stair installed, and engines overhauled. There are some issues with leaks in the windows and some engine parts that have been scheduled for repair. Expenses look like they will be close to what was budgeted.

Ramp lighting is being investigated that will last longer than current. A company has been contacted to propose better lighting. Bill Zazzo will also find out about some long lasting options.

The use of "ducks" as an alternative ferry service during dry-dock is being looked at.

With the resignation of Claudia Jones as a backup deck-hand, we are getting somewhat low on available backups. We would like to have at least one more backup.

### **Rules & Regulations:**

A meeting was held after last months board meeting. The committee levied a fine after the member did not elect to contest the infraction.

### **Fire Department/Emergency Preparedness:**

The replacement fire engine is here. There are some issues with brush-fire readiness that are being looked at. The old fire engine will be removed from the island.

### **Water:**

Progress is being made on the new tank. The engineering plans have been completed in draft form and almost ready to go to the State. It looks as if completion may not take place until next spring. This is due to issues associated with site work and construction during the height of the rain season. We are still chlorinating every week or every other week which will continue until the new tank is in place.

An issue of what to do with the old tank (fit it with a hydrant for backup fire capacity or abandon it) arose. It was decided to abandon the tank and look at

costs to retrofit it in the future. We do not want to complicate the plans going to the state.

The generator at the well-site needs work. Some work will be done by HMC members and some by a commercial vendor.

**Parks:**

We are still looking at a replacement mower.

**Roads:**

We plan to hold off on new rock until a barge comes in February.

We have not had a response from the contractor on the commercial clearing of the roads yet.

**Boosters:**

There will be a dinner on 10/23/04 that needs the hall. There is a potluck tonight at 6:00 and short meeting.

**Beachcomber:**

Patricia Jones (editor) email address: [hjones@yahoo.com](mailto: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:**

There was discussion on potential ferry schedule changes. Some sample analysis will be performed to determine the effect of potential schedule changes.

There was discussion on record retention. There are legal requirements for some documents and hard copy but many records can be eliminated. There is a need to store electronic documents off-site to prevent loss. This will be looked into.

**Membership Questions:**

None

**Adjournment:**

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

Respectfully submitted by,

Fred Fath, Recording Secretary