

HMC Management Board Meeting Minutes

Date: October 2005

Call to Order:

Bill Zazzo 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

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

Correspondence:

Letter to the Board from a member regarding damages sustained on the ferry on September 5, 2005. This issue was discussed during the September Board meeting and a motion was passed to pay damages. Also Emails from Ken Freeman regarding Transfer Fee Policy changes and from Mark and Kim Anderson regarding access to the South Beach Trail; this item is to be discussed during the Administration Report.

Finance:

Kathy Fennell made a motion to pay current bills – motion passed. The Board approved the transfer of the remaining water fund to the reserve account and the Board had a discussion on changing the Fee schedules. It was decided that due to the amount of time involved it would be best to change the Property fee charges to a flat fee of \$100.00 and to include this information in the Beachcomber. The Board also changed the return check charges from \$25.00 up to \$35.00 to stay in line with present bank charges as well as to charge \$5.00 for all replacement stickers. The last fee change was for Beachcomber Ads. due to the high cost of laser ink. It was decided to change the cost for a non commercial Ad for a ¼ page up from \$5.00 to \$10.00 as well as the cost of a commercial Ad from \$10.00 up to \$20.00 and the cost of a photo Ad to be an additional \$10.00. Kathy Fennell made a motion to approve these changes and the motion passed. There was also a discussion on the possibility of using DSL instead of the present dialup system so as to improve the speed of the computer system. A motion was made by Bill Zazzo to purchase this system and the motion passed. An island resident made a request to change the present one month ferry cancellations notice in the Beachcomber up to two months so as to allow better appointment schedules for office visits. The island Manager made a request to purchase a software program that would allow us to stay current on tide and currents in order to provide this information for future issues of the Beachcomber. The Board decided to ask former Board member Ken Freeman to see if he would donate his copy.

Island Manager's report

Doug Allen reported that the old employee health plan which had been discontinued has been changed over to the new plan and became effective October 1st. Also that homeowner Dick Pugh has offered to repair the HMC owned bulkhead between his property and the island ferry dock and to include steps down to the beach. The Board decided to investigate the offer by having the Island Manager contact the homeowner with a list of needed repairs.

Administrative:

The Board had an open discussion on continuing to keep the Board minutes in the Beachcomber. It was decided that it was necessary even though the minutes are available on the island Web page due to the fact that not everyone had access to the island web site. The Board also discussed an option to trade part of the parking area at the top of the South Beach Trail in exchange for the permanent ownership of that part of the trail that encroaches on the property of Mark and Kim Anderson whose property borders the Trail. The Board decided to have the island manager contact the Andersons to see if these details can be worked out.

Legal:

The Board discussed the ongoing lawsuit against an island homeowner for default on past HMC Association Assessments. It was determined that due to the number of NSF checks which we have received from this homeowner in the past that a Cashiers check which had been received should be cashed even though HMC intended to follow through with the lawsuit. The Board also discussed the attorney's opinion that HMC can bill Pierce County for the assessments on the lots that they own; it appears that there is little case law regarding this item. The attorney also reported that the Board can allow process servers access to the island through the rule making process but were under no obligation to do so. The Board decided to allow them access to common property by using a guest pass from the HMC office pending a review of the access policy so as not to place an undue burden on the ferry purser.

Land Use:

No new reports.

Transportation:

The Board discussed the possibility of changing the mainland ferry dock inspections from a one year to a 2 year schedule as well as the need to replace the cable on the hoist and to make this a 5 year inspection instead of a seven year, due to the amount of wear on the present system. Also included in the discussions was the need to replace the dolphin pilings, a homeowner suggested that we contact Thompson Piling Co. There was also a comment made by the

Island Manager to have the needed concrete repairs to be made by a concrete professional. There was also a discussion on alternative fuels for the ferry. A resident made the suggestion that we contact other suppliers due to a considerable difference in prices quoted. Ferry Captain John Farris stated; that even though our present supplier gives excellent service, it would be a good idea if it would help bring down costs.

Rules & Regulations:

The Committee has one case pending.

Fire Department/Emergency Preparedness:

A report was prepared by Firefighter/EMT Michael Jones and read by island Manager Doug Allen.

Water

The new reservoir is now complete and a new fire hydrant with excellent flow capability has been installed on the road in front of the well site. The old reservoir is now disconnected and out of service. The Board had a brief discussion on the safety of the old reservoir and a member suggested a fence around the property be installed. The Board decided that the present safeguards were adequate. The Board also discussed the need for cleanup of the entire well site area and should be done before the Five year inspection due before the end of this year. The Board decided to have Scott Schultz clean up the pump house and surrounding areas and to have all the remaining junk removed with the exception of the old fire hydrant which can be used at a later time. The Island Manager reported that the booster pump which failed last month had been repaired and was operating normally; He also stated that the State Dept. of Health is giving HMC's water system an additional waiver due to our excellent recent water tests. The last item on water was a brief discussion on the state of the island water distribution system and it was decided to explore State and Federal grants as well as to follow up on a possible low cost loan through the State Dept. of Agriculture.

Parks:

Tracy Anspauch thanked those volunteers who helped with the boat dock removal and stated that some repairs were needed. He also stated that there were still some boats on the beach most of which do not have current stickers that have not been removed by their owners. The general feeling by the Board is that they have been abandoned and that one more notice should be placed in the upcoming Beachcomber and that those that were left will be sold at an auction early next year.

Roads:

Dick Moury discussed the need for a resealing of the surface of the road from the ferry dock to Maple Drive. The Board decided to include the costs in next springs Budget planning session.

Boosters:

Mike Schettlesworth discussed the need to seek a permit for the patio cover at the Community Center. There was also a brief discussion on the need for additional storage and a suggestion was made to build a storage shed at the North beach shelter. The Boosters will open this for discussion at the next meeting.

Beachcomber:

Patty Jones resigned as Editor of the Beachcomber. There was a discussion on replacement volunteers and Carol Crowley, Terrill Chilson and Kathy Duester volunteered to form a committee to oversee and produce the Beachcomber

Unfinished Business:

A report made to the Board regarding the need for new posts for the sign post at the top of the hill on Ferry Road. A resident asked if there was enough garden space in the community garden for all residents.

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