

HMC Management Board Meeting Minutes October 14, 2006

Call to Order: Al Moren called the meeting to order at 10 AM.

Roll Call: Al Moren, President; Kathryn Deuster, Vice President; Kathy Fennell Treasurer/Secretary; Mike Shettlesworth Board member; Beth Owen, Board member

Meeting Minutes: Kathryn Deuster made a motion to accept the Sept. 9th meeting minutes; motion carried.

Correspondence: Letter from Peninsula Light Co. re: the water distribution system; bill from All-Ways Air Control for the community Center heating system; letter re: intent to retire on 3/31/07 from P. Haenen Jones; email and concept drawing from D. Pugh re: a revised proposal for culvert and easement on Ferry Street; letter/report from Land Use Committee re: D. Pugh's proposal, letters re: Pugh easement proposal – L. Crowe, F. and B. Haskins; emails re: Pugh easement proposal - J. Greinke, R. and B. Haun, G. and N. Newcomb; letter from Gordon Assoc. re: recording of tight line easement (Moren/Chapin); letter from McIntire Consulting re: site evaluation and soil analysis at 1219 W. Herron Blvd.; email from K. Deuster re: purchase of sump pump and scanner.

Finance: Kathy Fennell made a motion to pay the bills, including a bill from RNA Electric that was not part of the bills summary; motion carried. Planning for the year-end financial audit is in process. K. Fennell made a motion to contract with Mike Kander CPA to conduct the FY06 audit; motion carried. There have been several requests to use unspent funds for non-budgeted items. The Finance Committee will compile and prioritize a list of these requests, but there will be no commitment of funds until the audit is completed.

Administrative: Several lots have recently sold at tax auction. The Kirk properties are scheduled to be auctioned on Dec. 1, as a "store and gas station". Because of cost and potential liability issues, the Board agreed not to pursue further evaluation of these properties. Member C. Rushmeier has proposed establishing a deer feeding station on the island. The request was referred to the Land Use Committee.

Legal: Our attorney's office is moving forward with foreclosure on four delinquent properties as approved by the Board in September.

Land Use:

- Kathryn Deuster reported that the Land Use Committee rejected D. Pugh's original proposal for an easement and possible boundary line adjustment. A revised proposal submitted by Mr. Pugh in an email dated Oct. 5 decreases the size of the HMC land involved and eliminates the request to take title to the property. A Board vote was taken on the revised proposal. In favor: M. Shettlesworth and Al Moren; Against: K. Deuster, B. Owen and K. Fennell. The proposal was not approved. It was suggested that if Mr. Pugh is agreeable, a revocable agreement could be drafted and approved by the Board. The Land Use Committee will follow-up.
- 619 W. Yew recently sold at auction to a buyer who had not viewed the property prior to purchase. She has agreed to deed the property to HMC Management, and it will be added to the W. Yew park lots. After the initial sale is recorded, the lot will be quit claimed to HMC for \$1,000. A donation from an anonymous donor will cover this expense. The Board agreed that the original buyer will not be billed an assessment for the lot.

- Results of the site analysis and soil analysis done at 1219 W. Herron Blvd were marginal. There is a possibility that this lot could be traded for the lot adjacent to the Community Building.
- A building permit has been obtained from Pierce Co to add a covered patio in back of the Community Center. Member Curtis Green, a licensed contractor, has agreed to oversee a volunteer work party. The work will take approximately two days.

Transportation: Dry dock went well and limited work was required on the shafts. The Coast Guard will soon conduct another inspection to renew the required 5 –year Certificate of Inspection (COI).

Rules & Regulations: No report.

Emergency Preparedness: The committee will meet on Oct. 18th and discuss preparing for fire dangers in winter.

Water: The Board, former Board President Fred Fath and the Island Manager had a preliminary meeting with the CEO and the CFO of Peninsula Light Co. on Oct. 13th to talk about options for replacing the island's water distribution system. The CEO will visit the island in the next few weeks to view the system, and will provide information regarding options and costs in the next 30-60 days. Based on information provided by the USDA, Al Moren contacted three engineering companies that have experience submitting applications for USDA loans. Bids to complete the permitting process from these companies were all above \$20,000; the bid from Montgomery Water Group is in the range of \$12,000 to \$13,000. No action will be taken to commit funds until we receive information from Peninsula Light Co. The small water system management plan is nearing completion. The State Dept. of Health has identified some items that need to be corrected as part of this report. Final inspection of the new water reservoir has been completed.

Parks: The small boat docks will be removed on Oct. 20th. Additional time will be required given the new configuration. The new Parks Committee will have its kickoff meeting on Oct. 21st.

Roads: Dick Mowry has been working on winterizing roads. A member raised a concern that not enough gravel is on the roads. Al Moren will discuss this with Dick Mowry.

Boosters: Work to install a heat system in the Community Building has been completed. Representatives from *No Geoduck Farm* will speak at the Booster meeting this evening.

Beachcomber: The next issue will be published after the November meeting. The issue will include the list of lots owned by HMC.

Old Business: None

New Business: None

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

Respectfully submitted,

Kathy Fennell, Secretary