

HMC Management Board Meeting Minutes (October 13, 2007)

Call to Order: Fred Fath called the meeting to order at 10:05 AM.

Roll Call: Fred Fath, President/Treasurer; Janet Podell, Secretary; Mike Shettlesworth, Member at Large, John Dolan, Member at Large and Doug Allen, Island Manager. Kathryn Deuster had an excused absence and was not present.

Previous Board Meeting Minutes: Mike Shettlesworth made a motion to accept the September '07 meeting minutes; motion carried.

Correspondence: Thirteen pieces of correspondence were received during the month. An additional letter was received from Mark Anderson (see Legal section below for more details of this letter).

Finance:

- HMC completed the fiscal year in the black (about \$67K ahead of income projections) and expenses were under budget which resulted in a net surplus of \$26K. Delinquencies are down and as a result, assessment revenues were up.
- The Island Manager is challenging the Tacoma Diesel bill for the recent engine rebuild. The billed labor hours appeared to be higher than actually expended. A review is underway and the bill will be held until the account is reconciled to our satisfaction.
- Fred Fath made a motion to pay the remaining bills; motion carried.

See Island Manager's written report for additional details of the following areas.

Administration:

- The island manager shared a letter with the Board written by a member of Alcoholics Anonymous on behalf of an HMC member whose driving privileges were suspended. The letter supported reinstatement of his driving privileges on the island. The Board discussed this and agreed to the reinstatement contingent upon no further violations. Janet Podell made a motion to restore his driving privileges; motion carried.
- The Board agreed to send the HMC office manager to a Microsoft Access class.
- A question arose concerning the definition of the term "home" on island property. No clear definition exists in the Bylaws. A current member has a structure on their property that does not have a septic or bathroom hookup. This is not considered a home and would not be subject to an additional assessment. Discussion followed about garages that have connections to a septic system and whether they would be considered an additional assessment. Further review needs to occur and the Island manager will take that as an action.
- Very few responses were received from the membership concerning the use of a credit card for the payment of annual assessments but it was clear that there was significant interest beyond those who responded

- directly. John Dolan made motion to pursue the option as a pilot through two assessment periods. Motion carried
- Our use of a Security firm during the last ferry outage was very successful. No incidents occurred during their service period. This company advised that they also provide enforcement services for speeding and other moving violations which could be of interest to us during holidays. This information will be retained for future consideration.

Legal:

- The Kent property was the subject of a letter received from Mark Anderson. The issue is clearance of their title to allow them to sell their property. Mark is asking for HMC to execute a quit claim deed to clear the title. Even though HMC does not own or have any rights to the property in question, a quit claim deed definitively indicates that we have no interest, real or otherwise in the property. Mike Shettlesworth made a motion to follow Mark Anderson's advice on behalf of his clients to sign the quit claim deed. Motion carried.
- HMC member Mary Norman has made a request to use a small section of HMC property for placement of a fence. The letter did not provide enough information for consideration of her request. A legal description needs to be prepared and submitted to the Board. The Island Manager will send a letter to Ms. Norman.
- A letter was received from Brian Wilson concerning the real estate flyer box at the mainland ferry dock. It was determined that it is not a Board issue and the affected parties need to work it out between them.
- The O'Neill property is going up for auction by the county Sheriff. HMC states the minimum opening bid should be \$14591 which represents the amount of outstanding unpaid assessments owed to HMC.

Land Use:

- Concerning the Tim Jones petition for use of approximately 35 feet of property adjacent to his land, Mark Anderson prepared a license agreement that recommended permission for use of the property for three years contingent upon his cleaning up the property. The license agreement would include relinquishment of any claims for adverse possession. There is some indication that Tim Jones may be selling his property which would make the issue moot. But until the issue is decided it was suggested that we move forward with the licensing agreement. Janet Podell made a motion to proceed and forward the license agreement to Mr. Jones; motion carried.
- John Dolan made a motion to accept the Patrick Tharp ledger that was presented to the Board. This allows the island lawyer permission to move forward with a foreclosure notification to the owner.
- A member asked how long HMC allows a property to be in delinquency status before we go forward with foreclosure. The island manager reported that typically three letters go to owners requesting correction of delinquencies before it gets handed over to our attorney.

Transportation:

- The Island Manager reported that the Port of Tacoma will soon come under the authority of Homeland Security provisions that will require ferry crews to obtain Federal ID cards. This may also extend to parties who work on the ferry during dry dock. It was noted that this requirement is not yet in force, but we have been advised that it is coming.
- A new State rule has been implemented that requires a \$700 environmental fee be paid each time the ferry is fueled. The Island Manager is challenging this requirement and it is still under review. We will go back and request status of this issue.

Rules & Regulations: No report submitted by Rules Committee chair.

Emergency Preparedness:

- The committee met on 9/9 to review upcoming winter preparations.
- We are looking into the possibility of installing an air raid siren and radio tower.
- We are waiting for FCC approval for licensing of new donated radios.
- The new defibrillator is coming soon.
- The next meeting of the committee is scheduled for Nov. 12 at 10 AM.

Water:

- Mike Davis received a bid from a construction company for pipe installation.
- It was reported that Fred Fath, Mike Shettlesworth and Doug Allen attended a Water Use Efficiency session put on by the State covering upcoming requirements that will soon be imposed on private water systems. The State is forcing all water systems to go into a water conservation mode. The new law states that 1) All systems must detect leaks and waste and, 2) All water systems must promote water conservation. These are all considerations that will have to be built into our new system. By July 1, 2009 we will have to provide the State a plan that covers how we are going to install meters, promote conservation, and fund a new system. Fred Fath will prepare a report for the Beachcomber advising all members of this issue.
- A member (Scott Rich) who, as part of his profession, writes construction documents offered to provide preliminary documents for a new HMC water system. Another member in the audience suggested that we begin to document all discussions and progress relative to the implementation of a new water system and that we set time aside in future Board meetings to address the issue.

Parks:

- South Beach trail – Handrail issue. A member asked if the Board requires hired contractors to be licensed and bonded. Answer: yes.

Roads:

- New gravel issue – Contractor has advised that they are about 1-2 weeks away from delivering the gravel.

Old Business: None

New Business:

- Dallas Amidon advised that new Purchase and Sale Agreements will go into effect on 10/15/07 and these will include advice to all new purchasers that there will be a future water assessment included in the sale.

Boosters:

- Potluck tonight at 6:00 PM
- Installment of new Boosters officers will occur.

Beachcomber:

- Beachcomber inputs are required no later than 5:00 PM Wed. 11/14/07

Adjournment: Mike Shettlesworth made a motion to adjourn the meeting; motion carried.

Respectfully submitted,

Janet Podell
Secretary