

HMC Management Board Meeting Minutes (October 9, 2010)

Call to Order: Fred Fath called the meeting to order at 10:00 AM.

Roll Call: Fred Fath, President/Treasurer, Janet Podell, Secretary; Gary Wanzong, Asst. Treasurer, Judy Greinke, Member at Large, Claudia Ellsworth, Island Manager.
Excused absence: Mark Anderson, Vice President

Previous Board Meeting Minutes:

- **Judy Greinke made a motion to accept the September '10 meeting minutes. Motion carried.**

Correspondence:

- There were eight items of correspondence received during the month. These were addressed as each item came up during the course of the meeting.

Finance

- Fred reported that the budget has experienced both overruns and under runs. The engine overhaul came in slightly under budget. The shipyard expenses have not yet been received. The Legal budget realized an overrun, but approximately \$8K in legal bills have since been recovered from collections resulting from delinquency actions.
- There was discussion about replacement of the basketball court. The Parks Department is saving their Reserves for the eventual replacement. Kathy Deuster inquired if unspent funds from this year's Parks budget could be applied to the replacement cost. Fred Fath reported that HMC puts all unspent funds back into the General fund in hopes of lowering the following year's annual assessment.
- **Fred Fath made a motion to pay the including a bill for the ferry filters that was just received. Motion carried.**

Administration:

See the Island Manager's report for miscellaneous Administration issues not directly mentioned here.

- The IM reported out on an email to the Board from Mark Anderson concerning status of the installation of the security camera at the mainland dock.
- Regarding the theft of rocks from the South Beach, a report was filed with the Sherriff's Dept. who advised the IM that this person is known to the Sheriff and we need to call 911 if we witness any thefts in the future.
- Judy Greinke suggested that the Island Manager's report be placed on the website since there is no Beachcomber planned for this month. It was noted that the Island Manager's report is always posted immediately following the Board meeting and can be found under the Island Documents tab on the home page.
- It was noted that all Island addresses now must carry the "KN" suffix in order to be recognized as a valid address. Pierce County has elected to drop the "KPN" suffix and replaced it with "KN". The HMC webmaster has updated the island map to reflect this new designation.
- North Beach Marina Dolphin repair – The Island Manager gave a detailed report-out of the status of the recommendations from KPFF concerning repairs for the North Beach dolphins. See the Island Manager's report for the specifics. Discussion followed on the importance of maintaining the small boat docks since they are more than just a recreational asset. They provide critical water access to Emergency First Responders when the ferry is out of the water. The IM will draft a ballot to go out to the membership to authorize the recommended expenditures covering these repairs over the next two years. It's important to note, that because the HMC Treasurer had the foresight to adequately fund our Reserves over the past few years, these repairs will not require a special assessment to be levied upon the membership. The Docks/Dolphin Reserves have enough funds to cover these repairs. The Island Manager will draft the ballot for the Board's review. **Judy Greinke made a motion to create a ballot for replacement of the North Beach dolphins. Motion carried.**

Legal:

See the Island Manager's report for miscellaneous Legal issues not directly mentioned here.

- There are currently five delinquencies. Three are presently with the Island Attorney.

Land Use:

See the Island Manager's report for miscellaneous Land Use issues not directly mentioned here.

- Several vehicles and boats that were encroaching on HMC Right of Way on the Single Lane road have now been removed. There are two remaining and these will be addressed over the next few weeks.
- Fred Fath discussed a communication that came from a member concerning a refund of legal fees they paid to close escrow on the former Krebs property. The member is disputing the attorney fees as being excessive and wanted HMC to absorb those costs. Fred explained that it is standard HMC practice to discontinue all communication on delinquent properties once they have been turned over to the attorney for collection. This is on the advice of our attorney and is a practice that is consistently followed. Once a property has gone to collections, HMC communications must cease and the member must work directly with the attorney. The HMC President suggested that they should seek recompense from the attorney. It was pointed out however, that there appears to be a Catch 22 situation. The HMC attorney handling collections can only communicate with the delinquent party and if there are third parties involved (such as a potential purchaser), the attorney cannot and will not communicate with them. A potential process change needs to be addressed which would preclude excessive attorney fees from being accumulated over time if third parties are permitted to communicate with the attorney. It was suggested that our current collections attorney may charge excessive rates and perhaps we should seek other legal representation for these services. The Board will ask Mark Anderson for his legal opinion on refining the process with our current Collections attorney to possibly allow third parties to communicate with their office. Scott Rich spoke about the possibility of seeking new legal representation through a formal proposal process.
- Alice Nelson spoke up about the need to have next-of-kin information contained in member's files. Discussion followed and it was determined that if members so choose, they could have this information added to their files by notifying the office. The office will utilize a standard form that the member must fill out and return to the office. The office will then attach the form to the inside of the member's folder. It is the responsibility of the member to update the form.

Transportation:

See the Island Manager's report for miscellaneous Transportation issues not directly mentioned here.

- Captain Farris reported that the shipyard activities went well and no deficiencies were found from any inspections.
- Alice Nelson thanked the Island Manager for taking all of the pictures during dry dock. It was very much appreciated.
- Janet Podell reported that a Charter for the Transportation committee is in work.
- Ferry Noise – Capt. Farris has been communicating with the muffler company and they are developing a plan to provide new silencers.
- There was correspondence received into the office about a possible change to the ferry schedule. Members thought an earlier run on weekend mornings would benefit those who wish depart the island earlier. This would result in the need to eliminate the mid-day run on weekends. Discussion followed about the pros and cons of such a plan. The November Beachcomber will include an article soliciting member input on this subject.

Rules & Regulations:

- Two Rules hearings are scheduled for later today.
- Additional Rules committee members are needed. If you are interested please contact Max Hochanadel.
- The Parks Committee is looking at some recommended changes to the Island Rules as they apply to Parks.

Emergency Preparedness:

See the Island Manager's report for miscellaneous Emergency Preparedness issues not directly mentioned here.

- The next meeting of the Emergency Preparedness Committee is scheduled for Tuesday at 9:00 AM. There will be a test to make sure all radios are working and a discussion of PC Net.
- Mike Davis suggested that we make a point of thanking FD 16 for the support they gave us during the recent dry dock. The Board agreed.
- Mike Davis attempted to get an accurate count of the residents on the island during the dry dock to test water leakage and it appears that water leakage is worse than we think. (Approx 300-400 gals per day). Discussion followed about conservation efforts and a notice will be placed in the November Beachcomber.
- John Farris asked about an emergency radio for the ferry. Mike Shettlesworth offered to donate a radio.

Water:

See the Island Manager's report for miscellaneous Water issues not directly mentioned here.

- Judy Greinke reported out on the last WPC meeting. She read the minutes as submitted by the WPC chair. (Steve Chapin) The next WPC meeting is scheduled for 10/14 (Thursday.)

Parks:

- The small boat docks are out of the water. Thirty nine people volunteered to help out at the work party last weekend.

Roads:

See the Island Manager's report for miscellaneous Road issues not directly mentioned here.

- Allen Moren reported that there have been complaints about the muddiness of the road from the recent rains. For the most part, our roads are in excellent shape. He went on to suggest that there are some trees on the single lane road that should be removed for safety reasons. Kathy Deuster from the Land Use committee concurs that it would be in the best interests of the island to remove these trees. The Board agreed.

Technology:

- Fred Fath has written draft specifications for an electronic ferry ticketing system. The IM is conducting research on other similar systems around the Sound. Hopefully we can find a turn-key system that would meet our needs.

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Rumor Control/Member Issues:

- Judy Greinke reported that the guest of a member recently parked their car at the mainland parking lot in front of the mailboxes and the car had to be towed away. There was no guest pass on the dashboard so HMC had no way of contacting the person. Members are reminded to tell their guests to make sure and leave their guest pass on the dashboard of their car.
- A member asked about a rumor that his "family tree" sign has to be removed from in front of his property. Fred reported that the Land Use committee is looking at all encroachments of HMC's right of way.

Old Business: None

New Business:

- There was correspondence from a member on the HMC process for determining assessments based on dwellings that exist on members' properties. Fred Fath reported that we go by Pierce County's Tax assessor's classifications to make those determinations. This has been a consistent process in place for many years. The HMC Board members are neither inspectors nor assessors and should not be making those determinations. The process for using Pierce County's designations will continue. If a member disputes a dwelling's designation it is incumbent upon them to get the designation corrected by the County. Until that happens HMC will continue to recognize

the designations as defined by the Pierce County Tax Assessor's office in determining assessments.

- Mike Davis reported that some members are updating the Herron Island phone book. A website (Not HMC sponsored) will be created to accommodate members who would like to be listed there.

Action Item Review:

- Following adjournment of the meeting the Board reviewed the action item listing and added new actions resulting from this meeting.

Beachcomber:

- The next Beachcomber will be the November/December issue. Inputs are required electronically no later than 5:00 PM on Wed. Nov. 10, 2010. The Beachcomber Editor is beachcomber@herronisland.org.

Adjournment: Janet Podell made a motion to adjourn the meeting. Motion carried.

Respectfully submitted,

Janet Podell
Secretary