

HMC Management Board Meeting Minutes

October 12, 2013

Call to Order: Gary Wanzong called the meeting to order at 10:00 AM.

Roll Call: Gary Wanzong, President Co-Treasurer; Pat Zazzo, Vice-President; Sherri Anderson, Secretary Co-Treasurer; and Janet Podell, Member at Large; Claudia Ellsworth, Island Manager (IM); Dianne DeGood, Member at Large, attended via conference phone.

Gary announced that Board members would be recording the meeting for the purpose of completing the minutes.

Previous HMC Management Board Meeting Minutes: Gary moved to approve the September 2013 HMC Management Board meeting minutes. Motion carried.

Correspondence:

- Received continuous status of the work done to the Ferry, with photos and sound.
- Emails from Members commenting on the new quiet Ferry Engines
- Email from Mainland, thanking us for the quiet Ferry Engines
- Email from Member concerning late fees while the Ferry was out and Members were not on Island
- Board unanimously lifted the burn ban after the Ferry came back
- Email from Member for thanking Shettlesworth/Dorans for helping out with their emergency in regards to their pet.
- Letter of Representation from Michael Kander, CPA to proceed with audit
- Email from Member concerning an incident where gas was stolen from a car on the mainland. It was the only incident noted for the time the ferry was out of service.
- Letter from Labor and Industries 2.7% average rate increase so there is a public hearing
- Board discussion on the Ballot. The Board voted 3 to 2 to send it out before the October board meeting. Sherri Anderson and Dianne DeGood were the no votes as they wanted to bring it up for discussion at the October meeting before mailing it.

Finance: Gary mentioned Ferry revenue exceeded budget and still waiting for the final bills on the ferry work. We did not go into the red for the fiscal year.

Gary moved to pay the bills for the HMC Management General Fund and HMC Water Department as presented. With no further discussion motion carried.

Administration: See the Island Manager's report for the full report of Administration issues.

Need volunteers for installing new office front door.

Michael Kander, CPA will be retained again for the fiscal year audit. The President has signed the letter. He plans to begin audit November 15, 2013 and issue audit report by January 31, 2014.

Water and Water Committee: Charles Smith mentioned he is doing the yearly maintenance on the valves. The valve caps are exposed on the roadways which can make a divet or a hole.

Judy Greinke reported. Data collecting on meter readings has started. There is a requirement on cross connection control and are working with NWS on those that need to have it reviewed annually. In review of the budget we are saving in budget by switching to NWS. Judy requested more detail of the \$8,000 that was transferred from Water checking to HMC checking.

Charles Smith reported the leak report is very helpful. There are ditches on Yew and Maple that used to have water in them all year long are now dry. Leaks are being caught and fixed now.

There was discussion on when will a baseline be set for water use, both for use in the Water Use Efficiency report and for rate setting. Charles Smith mentioned meter readings started in August. We want no fewer than 6 months and will know more later in the summer months.

Frank VanRavenswaay asked if there were other power issues due to the water project. He has partial power and is determining if it is water project related or not. Claudia mentioned there was one incident on W Herron of which the contractor paid to fix. Pen Light will be out next week to take a look at VanRavenswaay's property.

Jack Wells reported Steve Kramer will move dirt piles and those who want to have some, it will cost about \$60 per dump load.

USDA compliance audit has been postponed due to the Federal furlough.. It will be rescheduled.

Fire Department Liaison: Next weekend, Chief Allen will be over to go over what it will take to become volunteer fire team for Herron Island. Several Members have offered to attend the meeting, with the goal of forming a volunteer fire company.

Land Use (LUC): Claudia suggested LUC identify trailers so that the plat map can be updated. There was discussion on the mysterious Form 13. It is supposed to be updated annually, but there is currently no tracking in place. The form should also include campers too since they could have septic.

Parks: Docks coming out today.

Roads: Jack Wells requested to close the unmaintained road to vehicle traffic across from Stein and make it a foot trail. There was discussion on this road, unmaintained Fir Lane and bridle trails. Claudia and the Board will research further. HMC does have a "Release of Interest" document that was filed with Pierce County in relation to the bridle trails where HMC releases to the adjoining property owners all of its right, title or interest. Gary Wanzong asked the IM to check with legal counsel regarding HMC's rights in managing its roads.

Claudia mentioned HMC will get bids for road grading.

Ferry: John Farris reported on the new ferry engines.

Emergency Preparedness: No formal meeting today and will pick it up formally next month.

B.O.O.S.T.E.R.S: Booster Pot luck tonight and will be planning the Thanksgiving event.

Beachcomber: No Beachcomber this month. Must submit articles by Wednesday, 5 pm, November 13th for the November/December issue. There will no longer be a Beachcomber brief, therefore, October, December and February won't have a Beachcomber published.

New Business: Dr Roes will not be coming out to the island for flu shots this year but are welcome to stop by his office. Janet reported value of volunteer work this year has been 739 hrs which equate to \$15,785 saved, or \$40.68 per member assessment.

Ballot discussion – There was much discussion on the recent ballot that was mailed out for vote. Some Members expressed concern it wasn't transparent and went through with no discussion from the Members. It was noted that a loss of one assessable unit amounts to an approximate \$5.00 annual assessment increase not including Special Assessments that will be shared across the reduced assessment base. A few Members in the audience encouraged the board to put this ballot aside, have a general meeting to discuss the issue. Dianne DeGood disapproved how this was handled and wanted on record that she is voting no.

Sherri Anderson made a motion to suspend the ballot. Sherri Anderson and Dianne DeGood voted in favor, Gary Wanzong, Pat Zazzo and Janet Podell voted against, therefore, motion did not pass.

Bylaws discussion – Section 5.19 Action by Board without a Meeting - was brought up by Dianne DeGood. Sherri Anderson brought up the Board needs to review process of the board that takes place between board meetings. Gary mentioned this is an internal Board issue and it will be discussed after the Board meeting of which Members may stay to listen if they would like to stay.

Since there was no further business, Gary moved that we adjourn the meeting. Motion carried.

Respectfully submitted,

Sherri Anderson, Recording Secretary