

HMC BOARD MEETING MINUTES
September 14, 2002

Call to Order: Nick Huff called the meeting to order at 10 AM.

Roll Call: N. Huff, President, J. Podell, Secretary, B. Zazzo, Water Chair, F. Reichlin, Rules & Regulations Chair, B. Turpin, Land Use Chair, Doug Allen, Island Manager, K. Freeman, Vice President & Treasurer, F. Fath, Assistant Treasurer.

Membership input:
Nothing to report.

Water System Report Out – Nick Huff introduced Bob Montgomery (Water System Study/Plan) to the membership in attendance. Mr. Montgomery reported out on the status of the water system study. Our current water is of good quality. Some minor repairs to the water system are still required. He stated that for well head protection it is a State requirement to have a 100 ft. free zone around the well. For our future water system, the HMC could purchase a new water tank (approx. \$160K). An entire new system could run upwards of \$750K but could be phased in over time. HMC's goal should be to have a water system sufficient to accommodate long term water quality and adequate fire protection. New State regulations will require compliance relative to water quality, management and operation of the system, and fire protection – (flow capability of 750 gals/minute). This would require the installation of 8" piping. The issue of meters surfaced and it was reported that the State is leaning towards individual meters for small water systems, but the meters could be used to monitor leaks and not necessarily for measuring usage. For a new phased-in system we would have to upgrade to the new regulations for each level of improvement. The State has funds available for loans but accessing the money requires meter installation. Further discussions followed outlining possible options. At the bottom line, the cost will be the same whether we upgrade our system at once or one phase at a time.

Previous Board Meeting Minutes

J. Podell made a motion to accept the August 10th Board meeting minutes. Turpin seconded. Motion carried.

Correspondence:

J. Podell reported that there was 6 pieces of correspondence received in the last month.

Finance:

See written Treasurer's report for details. Doug Allen reported out that health insurance premiums have increased for the ferry crew. He is recommending that \$900 in surplus funds be used to fund these increases. Next year's budget will need to include this added expense. **K. Freeman made a motion to allocate these funds for this fiscal year only. Bill Zazzo seconded. Motion carried. K. Freeman made a motion to pay the island bills. F. Fath seconded. Motion carried.**

Assessment method discussion - K. Freeman reported on plans for the Finance committee to meet this afternoon to discuss assessment scenarios. He reported that, after a member suggested assessing property based on property value, he ran the numbers which indicated that individuals with multiple properties might wind up paying a lower assessment than others because the net value of all their properties combined doesn't exceed the break even point of \$94K. He went on to explain that the next step in the process will involve the membership's final input at next month's meeting before the issue comes before the members in a ballot.

Island Manager's report:

A detailed assessment of each section can be found in the Island Manager's written report. Additional discussions that occurred between the Board and HMC members present are shown below.

Administrative:

No report

Legal

No report

Transportation:

There is a ferry crew meeting on Monday to discuss the upcoming ferry dry dock. C. Jones requested a list of regular passengers who will be using the MoTime for passenger service during the ferry's absence.

A member asked if the fire department is planning to have a tender docked at the island for fire protection during the dry dock period. Doug Allen has contacted Fire District 16. They indicated that a decision had not yet been made about this yet.

Water:

See above information. Doug Allen participated in a water system class provided by the State. A new cover for the reservoir is still being sought.

Roads:

No formal report from the Roads chairman.

N. Huff reported that he has noticed some developing road problems lately. Ruts are being dug in many island roads by all-terrain vehicles and motorcycles. This must stop and needs to be monitored for compliance. Members should report these incidents to the HMC office for further action. Al Moren reported that there are still some encroaching trees that need to be removed. He requested a work party be formed to dispose of the debris that will be collected from cutting these trees. A burn permit will need to be granted to accommodate the request. A chipper would work too but there are cost issues involved.

Land Use:

No report from Land Use chairman. Bill Turpin expressed concern about the influx of trailers coming on to the island that are not hooked to a septic system. General discussion followed.

Rules & Regulations:

Two new complaints filed with the Rules and Regulations committee. The new consolidated rules will be presented to the Board at the October meeting. F. Reichlin provided a log of past complaints.

Fire Department/Emergency Preparedness:

It was reported that there was only one 911 call in the past month. K. Freeman and C. Jones purchased supplies and food for use in the case of emergency. They will be building up these supplies over the next year. C. Jones reported that Linda Crowe provided a pallet of survival food for emergency preparedness. CPR classes have been conducted on the island and will continue on Tuesday nights at 7:30.

Parks:

T. Anspach requested that we reduce the number of Honey Buckets on the island. A work party will be organized to remove the small boat docks from the water. The new fire pit at North Beach needs a concrete surround which will require another work party. A tentative date for docks removal is October 13th.

Boosters:

Boosters meeting tonight.

Beachcomber:

Deadline for entries in the next Beachcomber is 10/16/02. Entries may be e-mailed to Phyllis Krueger at: phyllis22K@att.net.

New Business:

A member reported that he lost a pair of Gucci sunglasses on the island. Dallas Amidon recommended more secure trash cans at the mainland ferry dock. N. Huff questioned why we have them since the mainlanders are using them. These should not be provided by HMC. No resolution reached.

Unfinished Business:

None

Adjournment:

B. Turpin made a motion to adjourn the meeting. B. Zazzo seconded. Motion carried.

Respectfully submitted by,

J. Podell, Recording Secretary