

HMC Management Board Meeting Minutes

Date: September 2005

Call to Order:

Fred Fath called the meeting to order at 10 AM.

Roll Call:

Fred Fath; President, Bill Zazzo; Vice President, Kathy Fennell; Treasurer, Clarrie Jones; Secretary, Al Moren; Board Member, Doug Allen; Island Manager

Previous Board Meeting Minutes

Bill Zazzo made a motion to accept the July Board meeting minutes. Motion carried.

Correspondence:

Letter to the Board from Routh Crabtree Olsen (A Mortgage Banking Law Firm), requesting that we reconsider our policy of denying access to the island without Property owner permission.

Finance:

Kathy Fennell made a motion to pay current bills – motion passed. Board had a brief discussion on changing Fee schedules; Subject was tabled until later in the meeting. A recommendation pertaining to this will be made at the October meeting.

Island Manager's report

Doug Allen discussed the request from Routh Crabtree Olsen which stated that our policy denied their business as a process server to access properties on the island. The board decided to look at the general policy and to refer this request to the law office of James Strichartz for a review of island Bylaws. Doug also discussed the need for temporary housing for fill-in crew members who do not live on the island. Alternatives include contacting members who may be willing to provide temporary lodgings and the possibility of acquiring the camper trailer located on the Ken Freeman property. The final item concerned recycle problems and pick-up. The Board decided to have individual homeowners contact the recycle office for information.

Administrative:

Doug Allen discussed the upcoming changes in the HMC employee health insurance plan. The present plan is to be discontinued by the provider at the end of this fiscal year and three alternative Group Health plans have been proposed. The "Welcome 200" plan has comparable coverage the current plan and covers 80% of office visits and hospitalization. The \$200 deductible is waived for the first four office visits. The premium cost is substantially less than the current premium.. Kathy Fennell made a motion to select the Group Health Welcome 200 plan and pay the full premium cost for this year. The motion passed.. Doug Allen discussed a request from an island resident to keep a small travel trailer on the mainland dock parking lot longer than the allowed time. The Board gave permission due to the residents temporary late work hours. The Board discussed

an Email received from the owner of the property adjacent to the south beach trail stating that he has no wish to block access to the trail and to the beach. Doug Allen will contact the owner to clarify and discuss access issues.

Legal:

No reports

Land Use:

The Board reviewed recommendations of the Land Use Committee. – questions raised included setting sales price for HMC owned properties and recommendations for which properties should be set aside for recreational use.

Transportation:

Board discussed the possibility of increasing the limit of the dolphin/dry dock funds. The board and the ferry crew discussed updating the crew benefit/wage package and an accident involving minor damage to an auto – it appears HMC was at fault. HMC will pay the bill – damage was below \$100.00 The Board discussed charging ferry fees for septic pump trucks. Fees to be adjusted and charged to members. A motion was made to charge fees by Bill Zazzo – the motion passed, Fees to take effect after publication in the next Beachcomber. A member told the Board that due to salt water restrictions that we would be unable to rent the DKW/floating vehicles during dry dock use. Alternative methods of transportation during next year's dry dock period are being explored.

Rules & Regulations:

One complaint of an illegal burn was received – the rules committee is to meet and to make recommendations later this day.

Fire Department/Emergency Preparedness:

A report was prepared by Fireman/EMT Michael Jones and read by island Manager Doug Allen. The report included the purchase of a Helicopter LZ kit and radios that receive the satellite NOAA transmissions – training to begin on the LZ kit at the next meeting. It was reported that the training for the team was on track and that the task list of thirty three items was completed ahead of schedule. One important item was suggested that due to the recent events on the Gulf Coast that the Board encourages as many HMC members as possible to get involved.

Water

Doug Allen discussed the completion of the new water storage tank and the cleanout and filling of same as well as the increased water pressure. He also included the location of a new fire hydrant which is to be placed at the bottom of the water system driveway as well as the flushing of the other island fire hydrants. He reported that a recently rebuilt pump was failing and that it is to be rebuilt under warranty.

Parks:

Tracy Anspach requested the removal of all but one sanikan at the North beach. He also asked for a volunteer work group on October 7th to aid in the removal of the docks.

Roads:

One complaint was received on excess gravel accumulating alongside of the road and blocking access to a driveway. A recommendation was made to remove or to spread the gravel along the road

Boosters:

A request was made by the Boosters to remove the windows on the patio side of the community building and to replace them with rolling doors so as to make easier access to the patio as well as to replace all the wood molding around the other windows due to the poor condition of the present wood. The Boosters also made the request to put a roof over the patio area. The Board agreed to all requests. A Booster member offered to give a roof and supports to replace the leaking storage shed roof. The offer including taking it down at its present location and reinstalling it at the shed location. The Board agreed subject to Booster approval.

Beachcomber:

Patricia Haenen Jones. The next issue is in September with a deadline of 9/16/05.

Unfinished Business:

None

New Business:

A member made the request to include future vote tallies in upcoming issues of the Beachcomber. The Board agreed.

Membership Questions:

None.

Adjournment:

Bill Zazzo made a motion to adjourn the meeting. Motion carried.

Respectfully submitted by,

Clarrie Jones, Recording Secretary