

HMC Management Board Meeting Minutes
September 9, 2006

Call to Order: Kathryn Deuster called the meeting to order at 10 AM.

Roll Call: Kathryn Deuster, Vice President, Kathy Fennell Treasurer/Secretary, Beth Owen, Board member, Doug Allen, Island manager

Meeting Minutes: Kathy Fennell made a motion to accept the August 12th meeting minutes as read. Motion carried.

Correspondence: Email from attorney Mike Padilla re: four delinquent accounts; letter from Clarrie Jones resigning his position on the Board; email from member Dick Pugh proposing Ferry Road culvert improvements and requesting an easement /lot line adjustment.

Finance: In reviewing the bills, Capt. John Farris noted that monthly estimated payments for Tacoma Diesel are no longer needed since the crew has assumed routine maintenance responsibilities. He also clarified that a bill for an alternator was for the ferry, which the crew installed. Kathy Fennell made a motion to pay the revised list of bills; motion carried.

Administrative Issues:

- The Kirk properties may go for tax sale in December. The Island manager has had discussions with a variety of consultants and agencies about what would be involved to evaluate ground contamination. It is estimated that gas tank removal may cost \$10,000. A letter will be presented to Leroy Kirk requesting that he grant access to his property, however ownership of the property is also in question. The Land Use Committee will work with the Island Manager on this issue.
- There was discussion about the upcoming ferry dry dock. In preparation, the Board approved reserving the north end of the small boat dock for the fire department and suspending the 24 hour moorage limitation at the small boat dock. A water tender will be brought to the island tomorrow, and a fire boat will be stationed at Joemma Beach. There is a possibility that volunteer fire fighters could be stationed on the island if appropriate housing can be identified.
- The Island manager has received information from Group Health about policy terms for the new contract year, which will start Oct. 1. Premiums for the new plan will now be based on a community composite rating rather than age rating; the new rate is an increase of 8.63%. Kathy Fennell made a motion to renew the plan; motion carried.
- The *No Goeduck Farm* is currently awaiting the outcome of a county review to permit goeduck farming off Key Peninsula. If approved, the organization is planning a legal appeal. An invitation has been extended for a member of this organization to attend the October Booster meeting to provide more information.

Legal: The Island's attorney has submitted an email recommending judicial foreclosure on four properties. Beth Owen made a motion to authorize the office of J. Strichartz to proceed with judicial foreclosure on these properties; motion carried.

Land Use:

- Dick Pugh presented a request for an easement and lot line adjustment impacting the HMC property on the north side of Ferry Road. In exchange, he has offered \$2,500 for culvert replacement work on Ferry Road. Mr. Pugh plans to put a perimeter fence around his property, build a berm and proceed with plantings on the south side of his property. The request was referred to Land Use Committee, which will make recommendations to the Board at the October meeting.
- The Land Use committee has recommended that two signs be posted on the mainland parking lot to designate private parking for island residents and guests. Beth Owen made a motion to authorize purchase of the signs; motion carried.
- Beth Owen was approached by anonymous owner who is willing to provide funds to purchase the Pierce County lot on 619 West Yew at the upcoming tax sale, and turn the lot over to

HMC so that it can be included as part of the planned park area. Howard Owen has volunteered to attend the auction and bid on the lot on behalf of HMC Management. Kathy Fennell made a motion to authorize Howard Owen to bid on the lot at the upcoming auction using donated funds, with the stipulation that the lot be connected to the adjacent West Yew park lots.

- A perc test has been completed on the HMC lot at 1219 W. Herron Blvd. Results are pending.

Transportation: It is estimated the dry dock may take 10 calendar days. There was discussion about the policy for completing incident forms for accidents on the ferry.

Rules & Regulations: No report.

Emergency Preparedness: Fire extinguisher training was addressed at the last meeting.

Water: The Island manager received a verbal response from Peninsula Light, expressing interest in replacing the Island's water distribution system and assuming ownership; Washington Water, does not have interest in owning the system, but may have interest in managing it. Al Moren has obtained information from another company about the cost of preparing a loan application to USDA, which is almost twice the cost of the Montgomery Water Group bid. Additional competitive bids will be requested. The Island Manager noted that the Montgomery Water Group has been sold and will be integrated into larger company. Information about seeking loan funds from USDA will be posted in the next Beachcomber.

Parks: The small boat dock extension has been completed and payment has been authorized for the remaining portion of the bill. The small boat dock will be removed on Oct 20. The newly formed Parks Committee will meet on Oct. 21. Two "No Wake" buoys and caps for the pilings that anchor the small boat dock extension are on order.

Roads: No report.

Boosters: Kathryn Deuster thanked the Boosters for the many remodeling projects improvements. The agenda for this evening's meeting will include the election of new officers. Beth Owen made a motion authorizing the Boosters to pursue heating and exhaust fan installation from a licensed contractor; motion carried.

Beachcomber: The September issue of the Beachcomber will be late because of logistic issues related to dry dock.

Old Business: Cheryl Ugles and Carole Crowley submitted a letter to the Board just prior to the meeting in follow-up to her earlier request for a variance to the Tight Line Code. Board discussion will be tabled until the October meeting.

New Business: None

Adjournment: Kathy Fennell made a motion to adjourn the meeting at 11:10; motion carried.

Respectfully Submitted,

Kathy Fennell, Secretary