

HMC Management Board Meeting Minutes (September 12, 2009)

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

Roll Call: Fred Fath, President, Kathryn Deuster, Vice President, Janet Podell, Secretary; Judy Greinke, Treasurer, Patrick Pitt, Member at Large,

Previous Board Meeting Minutes: **Kathy Deuster made a motion to accept the August '09 meeting minutes. Motion carried.**

Correspondence:

- Four pieces of correspondence were received during the month. These were discussed as each subject arose during the course of the meeting. One piece of correspondence was requested to be read aloud, but it was determined that since it represented a private issue between two parties, it was not an HMC issue and should not be read aloud.

Finance:

- Fred Fath reported that Judy Greinke has asked to step down as Treasurer and requested that Fred assume the role from this point forward. She stated that some personal issues prevent her from acting as the island Treasurer but that was willing to assume the role of Assistant Treasurer. **Janet Podell made a motion to re-appoint Fred Fath as Treasurer and Judy Greinke as Asst. Treasurer. Motion carried**
- Our employee's 401(k) plan from American Century needs to be updated to delete Doug Allen's authority and add Fred Fath and Claudia Ellsworth in his place. It was noted that any one of three signatures may authorize a disbursement of funds into our employee's accounts. **Judy Greinke made a motion that we do this. Motion carried.**
- Fred reported that this month's bills include a \$27K deposit into reserves per the budget plan.
- **Fred Fath made a motion to pay the bills less the Davis, Grimm and Payne invoice that is still in dispute. Motion carried.**

Island Manager's report

See written Island Manager's report for additional items and more details of the following issues.

Administration:

- Claudia Ellsworth reported that some used office furniture was purchased for the office providing a more ergonomically acceptable and comfortable workspace for our employees. Claudia made a point of thanking Mike Shettlesworth, Mike Davis, and Allen Moren for their help with the assembly and installation of the furniture.
- There are a now a number of surplus items that will be made available for sale to the members. Claudia will prepare a list for approval by the Board.

Legal: Claudia reported that there are currently eight delinquencies.

Land Use:

- The Land Use Committee is working on a mission statement and rewriting the charter. A meeting will be held on Sept. 26th.
- The island manager is researching the owner of the mainland property to determine if we have any legal rights concerning the recent vandalism of the mooring lines.

Transportation:

- Claudia reported that there was a union election for the HMC ferry crew on 9/2/09. The crew voted to secure union representation by the Inland Boatman's Union. The next step is up to the Union. Claudia reminded us that the last time the HMC crew had union representation the contract negotiation took 11 months. A member in the audience asked if they get to vote on the union contract. Fred explained that members have a say through the normal budget voting process.
- Claudia reported that there will be an in-water Coast Guard inspection of the Charlie Wells on October 6, 2009.

- The new Ferry Access Policy has been sent out to our primary contractors.

Rules & Regulations:

- A petition was received by the Board to remove the chairman of the Rules committee. A member in the audience addressed the membership and made a request/demand that the Board immediately remove the Chairman and further prohibit him from participating on any Island sponsored committees. Fred Fath gave his perspective of the content of the petition and some of the discrepancies that occurred to him. Extensive membership discussion followed. It was stated that this request represents a vote of no-confidence by the members who signed the petition. Discussion followed about due process and whether it is appropriate to remove a chairman in a unilateral move without the affected party being allowed to speak up in his own defense. Arguments were heard on both sides. **In the end Pat Pitt made a motion that the Rules Chairman be asked to voluntarily stand down from the Rules committee with an option of a hearing on the matter and that he be fully apprised of the extent and nature of the petition and that if he fails to accept the voluntary stand down, he then be suspended pending a Board hearing. Motion carried.**

Emergency Preparedness:

- Chief Tom Lique of Pierce County Fire Department District 16 reported out on the recent failure of the levy that went before the citizens in the last election. His budget is now \$190K short and in addition he has lost a firefighter to the budget shortfall. As a result he may find the need to remove our fire truck for possible surplus. Mike Davis asked how our risks are going to be mitigated. Chief Lique reported that over the last 3 years our fire truck has not responded to any emergency when called. All emergencies have been responded to by the mainland fire department and there has not been a need to use our equipment to fight any fires on the mainland. We have no volunteer firefighters on the island which puts us at a significant disadvantage. A question arose about whether members' homeowners insurance will be affected by this plan? The Chief contacted the insurance Commissioner's office on the issue and found out that fire insurance rates should not change for existing structures. New construction may be impacted. Discussion followed on different scenarios of emergencies and Chief Lique addressed each as they surfaced. With regard to these emergencies they would make sure a truck was on the island during low tides. Pat Pitt asked if the trucks could remain on the island if the island were to pay \$10K to make up part of their budget shortfall. Chief Lique stated that he would take that question back to his finance representatives. When asked, Chief Lique reported that fifty HMC members voted on the recent levy with thirty members opposing passage. Twenty were in favor. They reiterated to us that their service to us is not going to change. But it would be in our best interest to campaign for votes in November's upcoming levy.
- Mike Davis made a recommendation to hold off putting an extra pump on the water truck.
- Mike Davis reported that another meeting of the Emergency preparedness committee will be called shortly.
- **Janet Podell made a motion to lift the burn ban on the island since Pierce County lifted theirs. Motion carried.** The alert notice will be removed from the website.

Water:

- Water Project Committee – Fred Fath reported that Steve Chapin has agreed to head up the new Water Project Committee. Additional help will be solicited for researching our options in preparation for a membership vote. Fred called for more volunteers. Joseph Pentheroudakis and Allen Moren have stated they will serve on the committee. Judy Greinke has offered to provide her knowledge of the past efforts and all of the information that was collected to date. Scott Rich then offered to be on the committee but stated that his participation would primarily be through electronic communication because of his time off the island during regular work weeks. Pat Pitt will work with Dick Pugh to help develop and define a third option.
- Mike Davis indicated that he needs to participate in a couple of upcoming seminars. **A motion by Fred Fath was made to authorize the associated costs for this effort. Motion carried.**
- Mike Davis reported that he will be taking several more water samples around the island.
- The WSP is ready to sign. A special thank you went out to Judy Greinke and Terrill Chilson for all of their hard work and help on the WSP.

Technology: No report.

Parks:

- A report from the Parks Chairman indicated that there would be a work party next Saturday to remove small boat docks. The membership thought this was too early and requested that the boat docks not be removed until October. The Parks Chairman will be notified of this request.
- There was a reminder that small boats are not be left at North Beach except at the end of the south bench. A reminder notice will be included in the Beachcomber.
- A member reported that she has noticed that this year the beach has never been cleaner.

Roads: For more information on Roads see the Island Manager's report.

- Fred reported on the road encroachment on the Podell and O'Neill properties. He gave a brief synopsis of the plan to correct the encroachment. He reiterated that drainage is a member responsibility and not an HMC responsibility. He stated that the Board's intention is to go ahead and move the road to cure the encroachment. Two affected members in the audience spoke up. (Mr. Wilks and Mr. Kalmbach who own property at the base of the road.) They felt that the Dept. of Ecology would require us to secure a permit and possibly a permit from other county and state agencies. Mr. Kalmbach stated that diverting runoff into Puget Sound is of concern since Puget Sound is considered an endangered body of water. Pat Pitt stated that an engineering report was required to ensure that the additional run off from the road relocation did not cause damage to the properties downhill and to the East of the site and that it was necessary to ensure that HMC fully complied with the governing law and regulation. However, since Mr. Pitt is not an expert in this field and made these statements without being possession of the full knowledge of what may or may not be required, HMC offered to go back and query the appropriate government agencies concerning the permitting process. Fred asked the concerned members if that would satisfy their concerns. The response was affirmative. Fred presented a proposal that we hire Geo Resources to evaluate the issue of moving the road to see if our plan will change the drainage and if so, what permitting will be required and prepare an engineering report. Sam Argo suggested that we also clear the blocked culverts at the bottom of South Herron Blvd. which could possibly solve the whole issue. This will also be a request to Geo Resources. Pat Pitt will write up a draft statement of requirements and forward it to Claudia for submittal to Geo Resources. The Board agreed to follow this new plan.
- Claudia reminded the Board and members that not curing the encroachment could represent a serious liability to the Island.

Old Business:

- A member would like to use the Community Center to show movies for the benefit of the membership. There are fees associated with this that will be imposed. Further discussion will follow.
- Our HMC Rental Policy will be posted in the Beachcomber.

New Business:

- The Boat repair contractor is scheduled to come out to the island soon. Notification will be provided to the members.

Action Item Review:

- The Board reviewed the open action items, updated status as appropriate, and added the actions that were identified from today's meeting.

Beachcomber:

- The next Beachcomber will be the September issue. Inputs are required electronically no later than 5:00 PM on Wed. Sept. 16, 2009. The Beachcomber Editor is beachcomber@herronisland.org.

Adjournment: Fred Fath made a motion to adjourn the meeting. Motion carried.

Respectfully submitted,

Janet Podell
Secretary