

HMC Management Board Meeting Minutes (September 11, 2010)

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

Roll Call: Fred Fath, President/Treasurer, Mark Anderson, Vice President, Janet Podell, Secretary; Gary Wanzong, Asst. Treasurer, Judy Greinke, Member at Large, Claudia Ellsworth, Island Manager.

Previous Board Meeting Minutes:

- **Mark Anderson made a motion to accept the August '10 meeting minutes. Motion carried.**

Correspondence:

- There were no items of correspondence received during the month.

Finance

- Treasurer Fred Fath reported that we will carry over \$40-\$50K from this year's budget to next. Typically, this results in a reduction for the following year's assessment. He cautioned the members that this could change due to unexpected expenses that may occur during the budget year. For example, our supply of road gravel is being depleted and may require replenishment.
- **Fred Fath made a motion to pay the bills. Motion carried.**

Administration:

See the Island Manager's report for miscellaneous Administration issues not directly mentioned here.

- The Key Peninsula News, the Beachcomber, and the HMC website will have an ad posted for a fill-in office manager. Fred Fath suggested that the ad also be placed on Craig's list.
- The Island Manager reported that the recent hiring of an off duty Pierce County Sheriff over the Labor Day weekend cost the island \$720. (There is an incorrect rumor circulating that this service cost the island \$4000.) Judy Greinke and Gary Wanzong reported on the overall activities and found this service to be very useful.
- A security camera has been purchased for the mainland parking lot during the time the ferry will be out of service for Dry Dock. Signs indicating that the property is under video surveillance have also been ordered and will be posted shortly. We have secured verbal authority to install the camera on a mainland neighbor's property at the mainland ferry dock.
- Capt. Farris asked about the status of employee health care coverage for next year. Discussion followed about the "plan year" that is available to employees since we operate on a fiscal vs. calendar year. We need to maintain coverage from October 1 through Dec. 2010 to fill in the gap that expires on Sept. 30th. **Gary Wanzong made motion to change the plan year to be in alignment with the insurance company's Plan Year and that HMC make a one-time purchase for interim insurance to fill in the gap. Motion carried.** The broker has offered a short term solution for 3 months and the Board agreed that we will change to Calendar year coverage starting January 1, 2011.
- USDA Loan Application – See Island Manager's report for detailed information about the status of this application.
- The "Retain or Transfer" Vote – See Island Manager's report for detailed information about this issue.

Legal:

See the Island Manager's report for miscellaneous Legal issues not directly mentioned here.

- There are currently 4 delinquencies. Three are presently with the Island Attorney.
- The Krebs property has been now sold and HMC has been completely reimbursed for all outstanding monies owed that were tied to that parcel.

Land Use:

See the Island Manager's report for miscellaneous Land Use issues not directly mentioned here.

- The Island Manager reminded members that they need to keep their property off of HMC right of way.
- The LUC will meet on Sept. 25th.

Transportation:

See the Island Manager's report for miscellaneous Transportation issues not directly mentioned here.

- Two candidates were interviewed for standby crew positions. The employment process is in work.
- Terrill Chilson suggested that the Board advise the members that drinking of alcoholic beverages on the ferry is prohibited. And if they are drinking at the mainland ferry dock they could be cited for drinking and driving just for having an open container of alcohol in their car in accordance with Washington State Law (RCW 46.61.519). The new ferry brochure will include this information.
- John Farris requested an advanced payment up to \$500 to cover contingency funds for the crew's use during Dry Dock.
- Marine Survey status – See the Island Manager's report for details of this issue.

Rules & Regulations:

- No report by the Rules Chairman
- Mark Anderson suggested that we ask the Rules committee to publish a monthly "Featured Rule of the Month" article to keep these issues before the membership.

Emergency Preparedness:

See the Island Manager's report for miscellaneous Emergency Preparedness issues not directly mentioned here.

- Mike Davis reported that the FD16 Ambulance is now on the island and available for emergencies during Dry Dock. FD16 is working with us to have a vessel available in the event of 911 emergencies. He also reported that the Fire Department has been bending over backwards to help us during this time. We need to acknowledge and thank them.
- Anderson Island has agreed to provide ferry service in a 911 emergency but usually requires this on a "mutual basis". Since we are unable to provide mutual service while the ferry is out of the water, John Farris suggested that we could offer our services during their 911 emergencies at other times during the year as needed. In the interim, moderate fees may be charged by Anderson Island for their ferry service.
- There will be an EP meeting this Tuesday at 9:00 at the Community Center. New members are welcome and encouraged to attend.

Water:

See the Island Manager's report for miscellaneous Water issues not directly mentioned here.

- Terrill Chilson reported that she had information about Washington Water personnel being heckled and verbally abused by some members when they were performing repairs to our water system. This is completely inappropriate behavior and members are reminded that this service was approved by the membership in the recent budget ballot. Washington Water is now our service provider for maintenance and operation of the HMC water system. If a member has an issue with this they should address it to the office.
- Judy Greinke reported that a member made a request for the WPC minutes to be posted on the website. Discussion followed that oftentimes the information is not current and it's important to only post accurate information. There was a request that the WPC chairman re-validate any information written for accuracy before it is posted for membership review.

Parks:

- Tracy Anspach requested that the recently purchased camera could also be used by the Parks department when dry dock is complete. The Board stated that this is the intended use for this equipment.
- Dallas Amidon suggested that cameras be purchased for permanent installation at the mainland parking lot and other places around the island.
- Terrill suggested that we consider the possibility of securing the mainland parking lot with a locked gate.

- Additional lighting was suggested for the mainland parking lot, but it's important that we remain mindful of the mainland neighbor's sensitivity to bright lights shining on their property.
- The small boat docks will be removed on October 2nd by a work party scheduled for that purpose.

Roads:

See the Island Manager's report for miscellaneous Road issues not directly mentioned here.

- No report from the Roads chairman
- Kathy Deuster requested that rocks be laid down soon since the roads are becoming saturated with water and somewhat unstable.

Technology:

- No Technology report.
- The Island Manager asked for status of the new ferry fare collection process. Fred Fath reported that he has completed the software specification. HMC now needs to find a platform to accept this specification and then we need to find/hire a programmer to program the application.

Rumor Control/Member Issues:

- None

Old Business: None

New Business:

- Judy Greinke reported that a "Key Return Policy" for members who rent the Community Hall has been created for members to sign in advance of each rental. **Judy made a motion to accept the Community Center Key Return Policy. Motion carried.**
- Mark Anderson discussed possible changes to the By-laws that have been prepared in draft form. These are items that have been prepared for discussion purposes only and have not been recommended for implementation. He proposed that we put these ideas in the Beachcomber to invite membership comment. Mark will prepare a document that can be posted in the Beachcomber. We will encourage responses to be emailed to a membership email inbox.
- Fred reported that he will be absent for the November Board meeting. Mark Anderson will facilitate the meeting in his absence.

Action Item Review:

- Following adjournment of the meeting the Board reviewed the action item listing and added new actions resulting from this meeting.

Beachcomber:

- The next Beachcomber will be the September/October issue. Inputs are required electronically no later than 5:00 PM on Wed. September 15, 2010. The Beachcomber Editor is beachcomber@herronisland.org.

Adjournment: Gary Wanzong made a motion to adjourn the meeting. Motion carried.

Respectfully submitted,

Janet Podell
Secretary