

Island Manager Report
April 9, 2011

Administration:

1. **Volunteers:** Many thanks to those who gave their time this past month...

- a. **Auto Stickers:** Steve & Colleen Chapin
- b. **Ballot Counters and Validators:** Nancy Broege, Linda Kelly, Carole Crowley, Pat Francis, Linda Crowe, Sabra Duback, Dana Gruber, Frank VanRavenswaay, Pat Zazzo, Mike Shettlesworth, Brock VanRavenswaay, Paul Bray
- c. **Beachcomber Crew:** Sabra Duback, Sandra Davis, Kathy Deuster, Merry Kogut, Jean Mellor
- d. **Wiring of Sound System in Community Building:** Gary & Beth Wanzong
- e. **Community Building Trash Removal and Cleaning:** Mike Shettlesworth & Sabra Duback
- f. **Fire Engine Removal:** Mike Shettlesworth

We are compiling a list of warmer weather volunteer choices and invite anyone interested to contact the office. Paul Wiebe will be putting a window in the bus waiting shed on the mainland side.

2. **Vandalism at Island Waiting Shed:** The ferry crew reported an act of vandalism had occurred at the island waiting shed, resulting in sickness of some of the crew members, and damage to the interior of the shed with a foul smelling substance. In addition, vandal(s) continue to spread yellow stickers throughout the island, defacing HMC property, such as street signs. A police report has been filed with the Pierce County Sheriff.
3. **HMC Voting Procedure:** For several weeks the HMC voting procedure has been posted on the island website for member comment. This procedure documents the complexity of ballot counting in island elections. At this point, any comments received have been satisfied, and the procedure is ready for adoption by the Board.
4. **Standby Deck Hand:** Paul Jensen has returned from his trip and is working again as standby deck hand as well as captain. Terry Kraft is our second, and we are completing the hiring process for a third. Rich Urfer, Paul Jensen, Eric Helpenstell and Terry Kraft are all qualified as standby captains.
5. **July 4 Security:** We are looking for an off duty Deputy Sheriff to provide security July 4 weekend.
6. **Island Cleanup:** A new member has informed us that he would be willing to provide a metals recycling service at little or no charge to island members. We will work with him to get the word out to members, rather than arrange an island cleanup day. A reminder is issued that members should keep items that they wish to dispose of, such as appliances or sinks, on their own property and not deposit them on HMC property or the property of others.
7. **Derelict Vehicles:** One member has responded that he will cleanup his vehicle rather than remove it, which is a positive response. Removal of vehicles on West Herron seems to have stalled, and we are in touch with Pierce County Code Enforcement regarding when it will resume.
8. **Voting Procedures:** The Board's draft of island voting procedures has been posted on the web for a couple months, and is now ready for approval.
9. **General:** Murrey's Disposal collection manager responded to a letter from HMC with a promise not to speed. If anyone witnesses the driver speeding, please let the office know, with date and time, and we will contact the management directly. A second letter regarding speeding guests in an ATV was sent to a member, asking him to remind his guests of island speed limits.
10. **Assessments:** Assessments are due April 30.

Water System Project: We received a signed Letter of Commitment from USDA dated March 31, 2011, one day before a projected interest rate rise. In order to assure us funding from current resources, USDA requested us to accept a loan of \$2,308,700 rather than the full estimated \$2.5 million. They have assured us repeatedly that they like our project and want to fund it. The original estimate contains a 25% contingency and assumes that no members will want to prepay, so it is somewhat inflated, to be conservative. In addition, USDA has stated in writing that should we have a shortfall later in the project they will allow us to apply for additional funds, and we would have high priority, as a funded project... We are now awaiting a letter from the State office, after which we will begin working through the interim financing and final design steps. We may experience some delays, however, if the federal government shuts down Friday at midnight.

Water Utility: In order to capture and properly account for the “true costs of water”, HMC needs to establish a water utility to provide separate accounting and management of water revenues and costs. We have drafted a resolution for Board approval that creates the utility, establishes accounts, and provides for transfer of funds to create opening balances. Actual balances will not be calculated and transferred until HMC has obtained interim financing and final approval from USDA. In addition, we prepared and submitted to the IRS the proper forms to request tax exempt status for the utility, as recommended by the island’s CPA, Michael Kander.

Water Maintenance and Operation:

This most recent coliform test was taken February 16, 2011 at 314 W. Herron Lane. Results are satisfactory. Scott Schultz reports that one rat was caught in the trap at the pump house, and screens have been installed to keep bats out of the building.

Fire Department Liaison: Spring Burn: Questions have been raised about having a spring burn this year, because of difficulties with the way that materials were deposit at the burn site, and unhappiness on the part of a few members about the early start on the burn pile. The Fire Department is willing to issue a \$30 permit, as in the past, but the discounted equipment and labor offered to handle the burn may not be available. Mark Anderson agreed to make an attempt at resolving the situation so that the burn could continue. We have not yet made application for a permit.

Land Use: As general reminder, members should check their properties to determine if they might be encroaching on HMC rights of way. This question becomes more critical as water system replacement approaches and surveys for the new line begin. Questions should be referred to the Roads or Land Use Committee. The committee is working on revisions to the HMC policy on selling HMC owned lots.

In 2009, HMC received a request from a member regarding encroachment on her property by HMC roads at the intersection of East Madrona and South Herron Roads. Attempts to realign the road within the HMC right of way were made difficult by County regulations regarding the size of adjustment that could be made without permitting. After negotiation, HMC arrived at a simpler solution of exchanging one small triangle of HMC property for a similarly sized triangle belonging to the member, at the intersection; hence there is no financial impact to the membership other than the cost of preparing the easement. An easement, with survey maps, has been prepared for Board action, with HMC and the member sharing in the expense of this easement.

Emergency Preparedness: Mike Davis will report. The Committee has requested a new location for the emergency radio transmitter. At the March Board meeting, Gary Wanzong agreed to research security requirements for water systems and report back to the Board on his findings.

Legal Liaison: The foreclosed Tchochiev property was sold April 1 at the Sheriff’s sale, for \$21,099.99. Funds will be forwarded to HMC by the Sheriff. Current delinquencies include Marcinko and Ruckstein, both of whom are currently making payment to HMC, McNally and Worden. The latter two have just been referred to Davies Pearson for action.

Corporate registration information on the Secretary of State's website is updated annually, with payment of a fee. For clarification purposes, HMC does not do interim updates to the site because they are unnecessary and there is no purpose served by payment of additional fees.

Parks: Parks Appreciation and Earth Day is April 16, and docks will go back in the water April 23. There will be plenty of volunteer opportunities both days. The apparent water leak on North Beach property turned out to be a leak, but located on the former Kennison property. It has been repaired, but appeared to have been leaking for some time.

North Beach Marina: KPFF has completed survey and bathymetry work at the marina. The next phase of work will involve permit application, review and approval and may take several months.

Roads: Committee Report.

Rules: There are no open complaints.

Transportation: No report.

Technology: Fred Fath continues to work on an iPod application which may help satisfy our electronic ticketing needs.