

**HMC Management
Island Manager Report
Board Meeting
October 8, 2005**

Summary

Administration

- For Board discussion: whether to continue putting the minutes in the Beachcomber.
- For Board discussion: the real estate transfer fee: when and how to charge it, and what an appropriate amount should be.
- Owner Mark Anderson, adjacent to the south beach, has written to HMC proposing a process that will grant members access to the beach and allow him some leeway on placement of a house. The Land Use Committee is working on this.

Information items

- The employee health plan has been changed effective October 1 to a new plan offered by Group Health. The previous plan is no longer offered.
- Owner Dick Pugh is proposing that he pay for repairs to the HMC bulkhead under and adjacent to the island ferry terminal.

Emergency Preparedness/Fire Department

- FD volunteer Firefighter/EMT Michael Jones has prepared a report to the Board.

Legal

- The attorney is filing a lawsuit on an account that has been delinquent for some time and on which we have received a number of NSF checks.
- The attorney's opinion is that HMC can bill Pierce County for assessments on lots the County owns. It appears that there is little case law regarding this.
- The attorney says that the Board can allow process servers access to the island through the rule-making process, but is under no obligation to do so.

Transportation

- The County-required engineering study of the mainland ferry terminal (by KPFF Engineering) has been completed and sent in. The County engineer has been asked by the I.M. to change the inspection requirement from every year to every two years and has indicated that this can and will be done.
- The report indicated several areas of maintenance that need to be addressed, including some concrete repair and painting of the steel transfer span.
- For Board discussion: dealing with the high cost of diesel fuel. It is possible that a different vendor could supply the ferry at a lower cost per gallon.

Water

- The new reservoir is completed. A new fire hydrant, with excellent flow capability, has been installed along the street in front of the well site. The old reservoir is disconnected from the system and abandoned.
- The well site needs to be thoroughly cleaned up, including junk and trash inside the buildings, prior to final inspection of the new reservoir by the County.
- A recently rebuilt booster pump is back on line and operating correctly.
- The State Department of Health is going to give HMC's water system an additional waiver for various tests (organic and inorganic chemicals) based on excellent test results over the past decade. This will result in considerably lower lab test costs.