

Island Manager Report  
May 10, 2014

**Administration:**

**Volunteers:** Many of you may have seen Dave LaLonde at the mainland ferry terminal using his own weed eater to trim the grass. Many thanks, Dave! Leslie Sanderson and Pat Zazzo have walked the island terminating tansy infestations along the HMC roadway easements. Leslie also spent several hours weeding our flower beds. Now that spring is here, we are looking for volunteers to caulk and possibly repaint the exterior of the Community Building. Rain gutters may also need some attention. Contact the office if you can help.

**Spring Cleaning:** From time to time there are items at the office that are still usable but have no further use for HMC. These items include a Canon SX150IS camera left at North Beach last July and never claimed (SD Card removed); Gerber “Suspension” multitool in case (also left behind and never claimed); cabinet latches (wrong size); stapler, corded mouse; Dell computer keyboard; and a Brother SX4000 Electronic Typewriter with display (User’s Guide included). It is our recommendation to the Board that these items be donated to the BOOSTERS for the annual Memorial Day “Junk in the Trunk” sale.

**Reserve Study:** The reserve studies for HMC and for HIWD are complete. They show little difference from the previous year, because of the continuation of reserve funding and the payment of ferry engines by special assessment. Reserves were also used in the replacement of the sport court, which substantially extended the life of that island asset.

**Tree Trimming:** No word from Peninsula Light, other than my conversation with Mike McNellis in which he assured me they were still coming out. I have a list of HMC trees that need to be considered for removal, and will begin working to accomplish some of this within available funds.

**Water Operations:** We sent out an alert a few days ago that person or persons unknown are turning water meters on around the island. Members should consider putting their own locks on their meters to prevent inadvertent water damage resulting from this tampering.

The Water Committee will meet to help prepare the Water Use Efficiency report and Consumer Confidence Report. We’ll try to do this in house to achieve a little savings.

**Water Committee Report:** None.

We have received a few responses from the Cross Connection survey stragglers. The others have been given until May 30<sup>th</sup> to comply.

**Water System:** Despite many written warnings, members and contractors continue to dig very close to the meter or work close to the meter without notifying the Water System Manager. Meters cost about \$400 each, and the cost of replacement will be assessed to the responsible member, should it be damaged. Please contact [hmcwater@herronisland.org](mailto:hmcwater@herronisland.org) or 206-707-4645 to let the Water System Manager know what you would like to do, before a mishap. Damaging a public water system is a criminal/federal offense, and you could be liable for damages, so please avoid this problem.

**Fire Department Liaison:** Acting Chief Guy Allen is not giving up on establishing a volunteer firefighting force on the island. If there is a Member that would like to spearhead this recruiting effort, please get in touch with the Island Manager. The Chief would like to meet during June/July with the volunteers, before the rerating of our residential fire insurance occurs.

**Land Use:** Committee Report.

“LUC will ask the Board to allow posting LUC meeting minutes on the website.

Trailers/greywater discharge/Form 13. Janet Podell will liaise between the Board and LUC in coming to a prompt completion of the RV Form 13 and policy revisions. If edits are needed, Merry can help with changes.

Ditch/encroachment project(s). Joseph will document what's needed to improve the state of the ditches on the island short-term and long-term, and work with Ken Freeman to post instructions on the web page. LUC plans to work with the Board, Boosters, Roads, Parks, and others to have a successful ditch-cleaning event. Note that the above is also a Roads priority.

**Emergency Preparedness:** Committee Report.

**Parks: Committee Report:**

"Thanks to all of our member volunteers who help make the Parks Committee "all hands on "dock" work party" a success!

Over 100 hours were contributed. The boat docks were power-washed and stained, repaired and installed, the garbage bins stained, the storage and stage areas were cleaned and organized, the fire pit cleaned out. Lunch was hot and well received.

The Parks lawn mower finally crashed and after months of research a new one was selected and purchased.

The Parks Committee hopes to have at least one other work party in the near future. Hopefully, without the rain. We will need to stain benches, clean, stain and repair the Boardwalk, possibly stain and make repairs to the swim float. Watch the website for future dates. If you have questions or input please email:

[hmcparcs@herronisland.org](mailto:hmcparcs@herronisland.org) "

**Roads:** Committee Report.

**Rules:** No outstanding complaints.

**Herron Island Ferry:**

**Ramps:** Andrew Packard, of Sargent Engineers, has completed the on site evaluation of the ramps and issued the biennial report for Pierce County. Two meetings have been held to discuss his findings and recommendations, attended by Board members and that report formed the basis for two meetings at HMC regarding the options and timing for rehabilitating the ramps. On the good news side – the docks and ramps were well constructed in 1995 and are basically quite sound. Twenty years of wear and exposure to the elements has taken a toll. Perhaps 30% of the timber decking might be reusable.

As this report and the preceding reports have stated, there are areas of paint failure on the steel structural members, with the worst wear on the mainland side, where the ramps and docks have greater exposure to the weather.

The alternative of steel decking proved to be cost prohibitive. Steel decking would cost \$265,000 and a timber replacement \$75,000. The timber decking has served well for 20 years, with only two timbers replaced in the past two years.

The option of extending painting to 2016 received consideration but concern about rising costs and continued deterioration made it more palatable to paint in 2015. Spreading the work over 2015/2016 would require more permitting and mobilization expense, and more ferry out of service time, and again rising costs. Painting in 2015 will mean that the ferry is out of service for vehicle traffic for a minimum of two weeks, so that the contractor can mobilize and paint both sides as quickly as possible. The contractor will be requested to provide

passenger ramps so that the ferry can be kept in service for passenger walk-on traffic only while the ramps are painted. The expense of removing and replacing timber decking, cleaning and painting the existing steel transfer spans and the base of the tower legs is \$206 - \$220,000, depending on the work method chosen. We'll be asking the painting contractors for any innovative solutions that might shorten the time for the work and/or reduce the cost. This expense will be the subject of a special assessment, and partially funded by available Docks & Dolphins reserve funds. Discussion of this pending assessment has previously been shared with the membership. With Board approval of this approach, Sargent will be directed to prepare plans and specifications, develop a schedule for permit application, and assist with the bid process and evaluation. Although we have not contracted with them for oversight of the project that will be a future option once a contractor has been chosen.

**Legal Liaison:** This past month was a good one for recovery. HMC received \$13,000 from resolution of three delinquencies. We currently have 12 active delinquencies, of which 7 are with the attorney for action. Delinquency rate of 3.1%. Last year at this time we had 13 delinquencies. Currently, HMC has 387 Assessable Units and 397 Water customers.