

**HMC Management
Land Use Committee (LUC) Meeting Minutes
January 16, 2014
FINAL**

Members Present

Janet Podell, Board Member
Merry Kogut, Chair
Michael Graham
Joseph Pentheroudakis

Members Absent

None

LUC met from approximately 10:00 a.m. to noon at Merry's house.

Old Business

In regards to what we submitted to the Board, the Board would like LUC to come up with definition. Definitions of "legal" or "nonlegal" outhouses would also be helpful. So would definitions of portable toilet, etc.

When Form 13 and the policy are complete, we will put an article into the Beachcomber about what's going on, and a request to please update their Form 13's as soon as possible.

New Business (Proposed by members)

- Reviewed draft one of a spreadsheet with a catalog of other land use issues. Should we ask Board whether to list outhouses on this list?
- Handed out a copy of Kathy Deuster's list of issues (Kathy was the former Chair, before Mark Anderson).
- Let members know that the septic issue is very important because lost sewage could contaminate Herron Island's aquifer(s).
- Publish a reminder in the Beachcomber and on the Website to keep ditches clear and explain why it's important that everyone do their part.
- Subsequently, non-voluntary compliance could lead to warning letters and fines, much as is done by County for Tansy (that is, if after warnings the owner doesn't clean the ditch, HMC may contract with someone to clean the ditch and bill the owner).
- All HMC lots should be cleared of brush that could exacerbate a fire. To set an example, we should have some workgroups in which clean the HMC properties for sale. Such cleanup would serve to demonstrate how to clean a lot for fire safety AND help the properties look more appealing while they're on the market to sell. This would be good to coordinate with the Parks Committee, Boosters Committee, and any other volunteers with strong backs, tools, and pickup trucks.
- LUC should consider some type of "Good Neighbor" policy in regards to overly bright lights in this quiet rural area. This used to be a great place to see the stars, but now porch lights unnecessarily impede. Members and guests should consider using downward pointing lights, with smaller shades.