

HMC Board Meeting Minutes October 12, 2019

Call to Order & Welcome: Reed West, President

Introduction of Board Members/Roll Call: Reed West, Chet Latimer, Ferd Reichlin, Kathy Deuster, and Merry Kogut. Jane Wooster (Island Manager) was excused.

Motion was made and approved unanimously to suspend the traditional agenda and adopt one in which membership input would be made after the committee reports.

Treasurer's Report and Association Bills: Ferd Reichlin, Treasurer: Finance Committee will meet with Board November 9th to start talking about the budget.

Motion passed unanimously to move \$25,400 from the Legal Reserve Fund to the general account to pay for the repair of the drainage system on the single lane road.

Motion to Pay Bills: Reed, Ferd, Chet, and Kathy voted to pay the bills. Merry abstained.

Minutes from September 2019 Board Meeting: Merry Kogut, Secretary. Approved unanimously.

Communications/correspondence – Merry

1. A Member contacted Member Input to ask the exact dates that the three assessment payments will be due in the 2019 – 2020 fiscal year. Merry provided the answer to the Member.
2. There was correspondence from the County regarding mainland signage and cars waiting in the road for the ferry.
3. A Member contacted Member Input to learn more about the wildlife issues. Merry directed the Member to the person who raised the issue at the September Board meeting.
4. A Member contacted Member Input to request a phone number because she didn't have the Boosters' Directory handy.

Island Manager Report: Reed said that the Island Manager's absence is excused. Chet Latimer, VP, read through the Manager's Report.

Committee Reports:

Finance: Ferd – nothing further

Water Committee – no report

Maintenance – Gary Wanzong: May replace a ferry loading ramp lift cable in November; replace every five years. Problems with one of the gantries. Damage from pellet gun hitting a Community Building window and something hitting a ferry ramp light on the island. Work on the ferry hasn't been scheduled yet. Oil samples are now coming back clean. Wrote up procedures on how to take oil samples.

Roads – Dan Marten: Submitted and explained a detailed written report to the Board. Topics: (1) Chapin drainage work complete (most work done on Bennett's property; (2) Preparation of equipment for winter; (3) Mountain View Grading will return in November to touch up road grading and this work will be done semi-annually for the next year; (4) November 16, 2019 Roads Work Party to prune branches; (5) Culverts to be cleaned with fire hoses; and (6) Two locations to get new drainage grates. Gary Wanzong commented that Bill Placek and Curt Haney rebuilt the generator at the Water Dept. and saved the HMC a lot of money – they spent four days working on it.

Parks – Dale Miller: Kayak racks – may build more. Some people have trouble getting their boats up to the top racks. Designing a couple that wouldn't be so tall. No need for kayaks to be removed every 10/31. Kayaks need to be marked with HMC decal or marking pen or will be removed. Next meeting: 11/5. May talk about a dog park—come to meeting or submit comments before that date.

Rules – Reed – Rules had a hearing and resolved an issue, and there is another hearing tomorrow (10/13/19). We want to make sure that we convey what is being done and what the process is. If you have an issue, please look up the rule and submit a complaint. Paula Trent – there was something that was a “member-island” issue that was to be heard regarding roads. Merry – that's tomorrow. Reed – research into ATV issue is just starting. Beth Owen is the perfect person to be the Rules Committee Chairperson. Merry – Beth has submitted an article about the Rules process for the next Beachcomber.

Policies Review – Kathy Deuster: Met last Tuesday and we have policies that are going before the Board today. Ongoing continuous effort to put all policies on line and in the Policy Notebook; meeting every two weeks, and trying to make all the policies work for everyone.

Emergency Preparedness – Ken Higgins: October 17th at 10:17 broadcast – Great Washington Shakeout. Check your emergency preparedness kit. Leave it where you can get to it if you have to leave your house. Cellphones will be jammed. Best way to get ahold of people is text messages. Meeting right after the Board meeting. Mike Shettlesworth – if you have older homes, make sure your water heater is strapped down. Ham radios can be used by anyone in an emergency. Ken – pretty easy to get your ham radio license.

Technology – Mike Shettlesworth still has an issue with “car being a member” instead of a person. Mike said “There should be identity cards that say one is a member; a person is the member, not the car.”

Small Docks – will be removed October 19th 8:30 – 9:00. All volunteers are invited. Potluck brunch to be provided by Boosters.

Water - Dan Marten stated Charles Smith has some medical issues that prevent him from continuing work. 10/24/19 Dan and Frank Harrison will meet with NW Water.

Delinquencies: 22; of these, 11 are with HMC's attorney for action.

Old Business:

- Vote – Approve the final version of the audit. Unanimous vote approved
- ATV policy research & update: Laurie West and Scott Young are going to have a meeting at 1:00 pm. Let Laurie know if you're interested in working on the project.
- HMC drainage project – reported in Roads' report
- No 7:30 weekend ferry runs in the winter. Member asked about this; Board discussed and we learned it had been done in the past and few people took the ferry. Because the run was not cost-effective, the Board decided not to extend in the winter.
- Kayaks at North Beach – discussed under Parks

New Business:

- Vote – write-off old delinquent accounts. No money to be had. One of these has been on the list 11 years. \$67,858.30 total. Dues and water accounts. Tried liens, collection agencies, etc; doesn't always work. Ferd: A lot of the funds is a buildup of interest, penalties, attorney fees; original amount not paid is relatively small. Paula Trent – periodically? When was last time? Ferd doesn't know. Actual amount may be a few dollars more. Sherry – say in motion that you're writing off the Members' old accounts. Larry Eccles – can obligation be carried over to new owner? Answer no: Motion to write off the \$67,858.30 plus accrued interest and individual accounts that represent that money. Board approved unanimously.
- Vote – to allocate \$600 for HMC staff (ferry crew) training related to emergency preparedness. Motion passed unanimously.
Vote – approved six of the eight policies submitted by Policies Review Committee. Motion/approved each one individually. Tables policies on renting Community Building and Rose McGinn Pavilion. Discussion ensued regarding insurance and deposits. The Board will investigate and discuss further.
- Communications from County. The County (traffic engineering) contacted HMC regarding lining up for the ferry. HMC contacted the county and asked to negotiate to reach a mutually agreeable solution. Meeting hasn't been set yet. Jane met with Derek Young (our County Councilperson) and he was very receptive to our concerns. He understands how important the road is and that we've used it for 61 years. At this point we have to meet with the County to learn what their concerns are. We know there's a homeowners' association in the area that has made complaints in the past about Herron Island. We will meet with the county, learn what they want, and try to arrive at the best outcome possible. We need to be mindful of the neighbors there. In the middle of the street, don't engage in conversations, leave the car doors open, walk the dogs ...we want to be good neighbors, and we really are, but we can do better, especially in the summer when a lot of cars are lined up. Of course, don't block the driveways.
- Drydock possibly the last two weeks of September 2020 – a member was concerned and asked that drydock be moved later in the year. We talked at length about this; lots of pros and cons for different dates. The key is the shipyard's schedule and availability.

- A Member asked HMC to have ferry funding come strictly from assessments. Currently, approximately 70% from assessments and 30% tickets/cash. Board will research that and do financial modeling, and break it down by user groups....e.g., someone who commutes daily and someone who just comes out a few times a summer...plan would affect different user groups differently. Going to engage the Finance Committee with us to address the suggestion.
- Board Projects – Reed – started a list of what we accomplished and what we’re working on. Reed will share some of the list.
- 2020 – 2021 Budget – room for improvement in communicating. We’re going to work on the budget sooner than in the past. Board will be meeting with Finance Committee 11/9.
- Reserve study and funding – required by state law. We’re not doing well; going to meet to discuss.
- Water operations – one of our water people is on medical leave and that has strained the staff. Working with volunteers and helping island Manager on how to move forward with this. Billing issues problems
- Member encroached on the road and we have to deal with that.
- We have a road that is on private property – we have to deal with that.
- Continue to bring concerns to the Board and we will work on them.
- Boosters Report and Announcements – Leslie. Band will be playing at 4:30. Going to be a potluck at 6:00 pm. Next month – Thanksgiving on November 9th. (Karen Boshears). Reed – great, great event, lots of fun and food.

Beachcomber: Deadline for articles to be published: Wed. 11/13

Membership Input: Carrie Bayliss. A couple of recent thefts. Any discussion of setting up cameras at the docks? Ken Higgins – to set up a security camera at dock – won’t get any facial recognition because the dock is not illuminated. If you set up a series of cameras, you’d need to string overhead wires. Can set up something so boats can be locked to the docks. Cameras on mainland – install dvr with 1 T hard drive and new cameras, and renting a lift, etc – it would cost about \$3000. Ken/Karen – don’t want to give HMC a false sense of security. Sherry – we know we need dvr and more cameras and vehicle recognition...we need a policy on who’s going to monitor it, especially if data only good for five days. Paula – wants to really thank the Board to let Placek and Haney take care of the generator and save the membership some money.

Executive Session: None

Adjournment: Reed West adjourned the meeting at 11:33 a.m.