

Island Manager Report  
April 13, 2013

**Administration:**

**Volunteers:**

Thanks this month to the Roads Committee (plus Leslie Sanderson) cleanup and burn crew, who have disposed of much of the vegetation debris from our roadways. The Committee also picked up litter, including beer cans and bottles and water bottles, along the road. (Carrying a litter bag while walking is a good way to volunteer!) Thanks also to the Konkels, who kindly provided a location to burn material within recreational fire guidelines. If you are willing to volunteer, please contact the Office. Thanks also to the Chapins, for their semiannual help with assembling the auto decals....there are many more decals than there are Members, and we really appreciate the help. Judy Greinke deserves appreciation for tending the flower beds at the Community Building. Every hour volunteered helps keep assessment increases to a minimum.

**Walking the Dog:** A reminder to dog owners is due that dogs must be leashed. Thank you.

**Reserve Study:** Mike Fleming of Association Reserves has spent many hours reading HMC reports and minutes, interviewing board members and employees for several hours and doing further research. He should have a preliminary report prepared next week to assist the Finance Committee and Board in budget considerations. The final report should be ready with the budget submittal to Members.

**Signs:** Herron Island lies within the unincorporated area of Pierce County, and is subject to the County's zoning and other regulations. Members or contractors wishing to post signs along HMC roads must first comply with the County's Sign Code, and secondly, with Island Rules, which require that signs placed on island roads or rights-of-way be authorized in advance, and in writing by HMC. Unauthorized signs will be removed by HMC.

**Records Retention:** In cleaning and organizing the records, all "missing" Beachcombers have been located. Water records retention requirements are defined in State regulations, and we have been working our way through those, along with archiving water system construction materials.

**Water System Maintenance and Operations:** The most recent coliform tests came back clean! The new system had been plagued with a nagging failure in testing, and the strategy these past few weeks has been to test from the wells outward, in order to isolate the problem. Very likely some material was stirred up during construction, and simply hasn't been flushed out. Northwest Water Systems and WWSC are collaborating in resolving this final issue. The water is safe to drink and is currently not chlorinated.

On occasion, Members will contact the office when they have some problem turning on their new service. Charles Smith has been available to resolve these, and will continue to help at least until we are fairly well into the summer season by the time most Members have turned on their service. HMC, however, will not resolve water service issues on private property. Those are the responsibility of the property owner. Anyone wishing to check for leaks or fix leaks in their water lines can contact one of the service providers on the island.

No offers have been received for the plumbing parts we are ready to surplus. If any Members are interested in making an offer, they should contact the office. If not sold to Members, eventually the parts will be sold as scrap.

**Water System Project:** Last month, the Board approved by resolution a security agreement with USDA and allowed the President to sign. During the two weeks after the Board meeting, the Board took additional actions

in response to requests by the title company. These included authorizing the President and Secretary to sign the Deed of Trust and other necessary documents. All Board Members made themselves available on a moment's notice to be sure HMC's role proceeded smoothly. Many, many thanks to Mark Anderson especially for his interceding with the title company. These actions, some of which were electronic, are duly noted in the minutes of the March 9 meeting.

At the end of the process, 92 Members prepaid the full amount of \$4,475 (including \$10 processing fee). We have not yet received the recorded Acknowledgement of Payment and Release of Lien from the Pierce County Auditor. When we do, each prepayer will receive a copy for his/her records, and a copy will be placed in the HMC property file.

In the end, HMC entered into a USDA loan in the amount of \$1,342,000, with semiannual payments of \$26,639. The estimate of \$14.85 has turned out to be accurate within 0.3%, assuming 300 Members pay into the loan.

The payments from HMC to the USDA will be due September 22, and March 22 of each year.

One new Assessable Unit has been created since the conclusion of water system construction. According to the Herron Island Water Department Financial Policy, new Assessable Units have to install a Connection within 90 days of membership.

**Fire Department Liaison:** Nothing to report.

**Land Use:** We have received a firm purchase agreement for the property located at 317 E. Madrona at the price fixed by the Members. With the Board's approval of a resolution authorizing signature of the deed of trust, this sale will be executed as soon as possible.

**Emergency Preparedness:** There is a "Friends and Family CPR" class on April 13 (Saturday), following the Board meeting.

**Parks:** Committee Report: Docks are being installed this Saturday morning (4/13/13), beginning at 8:00 a.m. Estimates have been submitted for sport court replacement and are with the committee.

**Roads:** Committee Report.

**Rules:** Board report. The Board met informally to discuss Member comments on the proposed Rules and will produce the final draft incorporating pertinent comments.

**Herron Island Ferry:** Engine and transmission replacement will be accomplished this fall, probably in September. Final schedule is yet to be determined. The notice of special assessment in the amount of \$333 will be sent out in June with payment due no later than June 30.

**Legal Liaison:** We currently have 16 delinquencies, of which 7 are with the attorney for action. Eight of the new delinquencies are for small amounts tied to nonpayment of water bills. Delinquency rate of 4.2 %. In April 2012, the rate was 2.8%.