

The Beachcomber

HMC Newsletter

November/December, 2002



<http://www.herronisland.org>

President's Message

Beginning on Page 5 of this issue, you will find a ballot seeking your opinion on which assessment method should be included in the amended bylaws proposal that will be submitted for your approval late next spring. At our October meeting, we discussed the reasons for considering a change in our current method and the goals that we hoped to achieve. We reviewed the factors to be used in determining our options, including demographics, how our assessment payment is proportioned, the erosion of membership size over the years, and some of the legal issues that we face. We then analyzed seven possible plans, including our current one, to show how assessments would be distributed among multiple and single lot owners under various conditions. Lastly, we requested written input from the membership.

At our November meeting, we reviewed the points discussed at our previous meeting and presented graphical data showing the historical decline of membership size, increase in assessment, and the effects of grandfathering any changes so that they would apply only to new members. Most of the meeting was spent discussing the letters and emails that were received from members during the past month. The feedback was categorized into subjects such as the diverse definitions of fairness, comparison with other developments and associations, how contiguous lots should be handled, and the treatment of rental property. The final topic was the definition of points that would be presented on the opinion poll ballot.

Three plans, including leaving our current method unchanged, were placed on the ballot as options for the first question. The second question asks which of three implementation methods you would prefer if we change the assessment method from that currently used. The Board has agreed to make no recommendations and show no preference toward one plan over another. The votes will be counted at the January 11th meeting, and, in the event that no option receives a majority, a runoff ballot between the two options that receive the most votes will be mailed with the January/February Beachcomber. The runoff ballot would then be tallied at the February meeting. The results of this ballot will be used to define the assessment section of the amended bylaws proposal that will be reviewed for legal compliance and submitted for membership approval.

Please think about your vote carefully and consider how it affects your single and multiple lot owning neighbors as well as yourself. Finally, your Board and HMC staff would like to wish all members a safe and happy holiday season.

Nick Huff and Ken Freeman

Donna Schoessler Everett

Our sincere condolences to Butch Everett on the loss of his wife, Donna. Donna died suddenly and unexpectedly last month. Butch and Donna lived on the island and we are all feeling her loss. Our love, prayers and support go out to Butch.

We also would like to express our sympathy to Kevin Kirscher on the death of his mother in October. We are so sorry for his loss.

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IMPORTANT PHONE NUMBERS

Island Manager

Doug Allen (253) 884-9350

HMC Board of Trustees

Nick Huff, President & Transportation (253) 884-4663

Ken Freeman, VP, Treas & Emer Prep. (253) 884-2749

Janet Podell, Secretary (253) 874-2452

Ferd Reichlin, Rules & Regulations (206) 242-7847

Bill Turpin, Land Use (253) 884-3089

Fred Fath, Asst Finance (206) 246-7016

Bill Zazzo, Water (425) 823-1902

Additional Responsibilities:

Dick Provencal, Water Repair (253) 884-2571

Al Moren, Roads; Tracy Anspach, Parks; Phyllis

Krueger, Beachcomber

Herron Island Office Hours: Monday 9:30 as long as necessary but at least 12:30; Tuesday and Thursday, 9:30 to 4:30; Fridays as necessary. The office is CLOSED Wednesday, Saturday, and Sunday.

Office Phone: (253) 884-9350

Office Fax: (253) 884-5047

Website: <http://www.herronisland.org>

Office email: Office@herronisland.org

Manager email: HMCManager@herronisland.org

EMERGENCY 911

FERRY CELLPHONE (253) 691-1457

(Cellphone to be used for scheduling heavy loads, big vehicles or having something in tow, and for information regarding ferry service.)

DELINQUENCY LIST as of Dec. 2, 2002

BEATY, Meritta	MARCINKO/BERRISFORD
BISENIUS, Holly	MARTIN, Sarah
BOYAKINS, May	REED McINTOSH, Don
CEPEDA, Josefa/Ali	O'NEILL, Mark
COOPER, Marc	OVERLAND/HOLT
DICKINSON, Linda	SEMON, Walter
DROUILLARD, Joni	THARP, Patrick
GRAHAM DEVELOPMENT	TITZLER, David
HARRELL, Michael	TREW, Terry
HILLBERG, Michael	
HERRON HOMES	
KEARNS, Michael	RENTER:
KIRK, LeeRoy	CARLYLE, Tom

Ferry Business

- Call ahead if you are planning to use the ferry for a trailer, boat, or large vehicle!
- Only those guests with valid passes will be allowed on the ferry.
- Plan your arrival to the dock to be at least 5 minutes before the scheduled time of departure.
- Walk-ons are not to be on the dock or ramp when cars are being loaded. Watch crew for permission to board.
- Only service and delivery people may charge fares.

Beachcomber News items need to be submitted to the HMC office by the 12th of each month. Items may be handwritten, typed or emailed. Your name and phone number are to be included in case there are any questions. Paid advertisements are to be arranged through the HMC office. You may reach the Beachcomber editor by calling Phyllis Krueger at 253 884 6510.

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HMC Board Meeting Summary

November 9, 2002

Administration

- Several properties that HMC has in collection are coming up for tax sale in Pierce County. The Board discussed whether HMC should consider bidding on any of them, but decided not to get involved in real estate purchases.

Transportation

- The new ferry transmissions did not fit as planned due to incorrect information from the vendor. HMC incurred additional shipyard costs in the \$5000-plus range because of this problem. The I.M. had discussions with the vendor, who subsequently agreed to reimburse HMC for the majority of this expense.
- Overall dry dock costs were high this year, both because the ferry had equipment replacements and hull maintenance that had not been done since it was new in 1989, and because of some unexpected issues (such as the corrosion-pitted prop shaft) that were discovered. These costs have depleted the dry dock reserve fund. Careful consideration will need to be given to replenishing this reserve when budget planning starts next spring.
- The ferry easily passed the mandatory annual U.S. Coast Guard inspection, which was done on November 5th. No problems were found, and our Captain was informed that the inspector found the HMC ferry to be in excellent condition, in terms of equipment as well as in required documentation and record-keeping.

Water

- An aluminum cover to adequately seal the entrance opening into the concrete reservoir has arrived. Once installed, it will meet the Health Department requirements for a better cover than is presently in place.

Legal Liaison

- Our attorney was asked to provide information on several issues. He was also asked if he could recommend another attorney for foreclosure work. He provided responses to several questions and indicated that he still intends to deal with the foreclosures but is backlogged.

Land Use

- Several hillside lots with gradients of varying steepness are under scrutiny by the Pierce County Development Engineering division of the Planning Department. Concerns are erosion and, in one case, a large amount of excavated material.

Roads

- For Board discussion: quantity, cost and availability of gravel required for road maintenance. Dick Mowry, who maintains the roads, spoke at the meeting. He will purchase more gravel this year, as he has in the past, and will charge HMC for amounts that are actually used. He also recommended that HMC consider improving the main road from the North Beach to the Community Building with a rock sub-base that will allow doing a seal coat (oil over crushed rock) in the future.

• **Winterize:**

- **The ditches along the roads at your property need to be trimmed and cleaned out before the heavy rains.**
- **Turn off your water at the road when you leave...**
- **and turn off your hot water heater at the breaker box.**



Full Time Renters Seeking Cabin

Fred and I have rented on Herron Island for the last 7 years. We are non-smokers. References available. Please call Shanti Simpson @ 206-824-2727 (Seattle) or 253-884-6743 (island).



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Captain John Says:

Please turn your headlights off when driving on the dock and the ramp to the ferry. This will be very helpful to the crew, **GM cars** can override the automatic lights on by tapping once on the emergency brake.

Cars leaking oil are a problem on the ferry because they leave slicks that are dangerous and slippery. Please check your car regularly for dripping oil.

The Captain would like to remind you that the Coast Guard requires that the Captain **deny transport of any containers that he sees that are carrying fuel; gas, propane**, etc. If the Captain sees these containers in or on your vehicle then you will be requested and expected to leave them behind.

At the time of publication the BOOSTER events have not taken place, but from past experience we anticipate the following.

The Boosters put on a wonderful holiday celebration for all who were able to attend. There was a Santa's Workshop for kids of all ages; Santa visited and handed out socks and candy. The Christmas dinner was once again provided by the Boosters and was delicious. The white elephant exchange for the adults was a hoot.

The HMC office apologizes for not getting this edition of the Beachcomber out early enough to alert everyone about the Christmas events, but we felt the opinion poll was important enough to us all to get it right and Barbara was on vacation. The information was handed out on the ferry and also posted on the webpage.



HERRON MAINTENANCE COMPANY

NOTICE TO WATER SYSTEM USERS

December 6, 2002

The HMC water system, I.D. 325505, located in Pierce County, WA is required to monitor your drinking water for specific contaminants on a regular basis. Results of regular monitoring are an indicator of whether or not your drinking water meets health standards. During the month of October HMC did not monitor or test for coliform bacteria (test sample was collected but was sent to the laboratory too late and therefore was not useable) and therefore cannot be sure of the quality of your drinking water during that time.

At this time:

- No action is required by users.
- Our routine coliform sample required for the month of November has been collected and was found to show no presence of coliform bacteria.
- Samples will be collected in the future as required.

For more information you may contact HMC at 253.884.9350 or at P. O. Box 119, Lakebay, WA 98349.

ASSESSMENT METHOD OPINION POLL

BALLOT DESCRIPTION

Reason for Poll: Our bylaws and articles of incorporation are out of date and noncompliant with current state law. HMC and our attorney have been working for the past several years to bring these documents up to date, and we plan to submit an amended bylaws proposal for membership approval in late spring of 2003. A major section of the bylaws is the definition of the method in which budget expenses are allocated to the membership through the annual assessments. Because of the sensitive nature of this section, the Board is seeking opinions from the membership through a poll to define the method to be used. The votes will be counted at the January 11, 2003 monthly meeting. The amended bylaws proposal is subject to legal review and adjustments may have to be made to conform to state law. Any such adjustments will be discussed in upcoming monthly Board meetings.

Description of Ballot Questions: The ballot consists of two questions, each with three options. Question No. 1 asks which of three assessment methods should be included in the amended bylaws proposal, while Question No. 2 asks which of three methods should be used in implementing the new assessment method if the method is changed from that currently used. If either question is not decided by a majority vote, the two options in that question with the most votes will be presented in a runoff ballot. A discussion of the questions follows.

Question No. 1: What assessment method shall be included in the amended bylaws proposal to be voted on by the membership in spring of 2003?

Plan A: The current method of one assessment per member, one vote per member, would be retained. The assessment is currently \$896, and is applied equally to each member regardless of the number of lots owned.

Plan B: The assessment method would be changed to one assessment per contiguous parcel of lots, with one non-contiguous lot allowed in the parcel if required for septic use. A maximum of one house would be allowed per assessment. This plan would allow any number of lots to be included in the assessment as long as they are adjacent and only one house is on the parcel. It would impose separate assessments on properties scattered over the island. A single assessment under the current total budget would be approximately \$811. One vote would be assigned for each assessment.

Plan C: The assessment method would be changed to one assessment for a primary lot, one additional assessment for each additional lot containing a house, and one additional half-assessment for each additional lot not containing a house. A single assessment under the current total budget would be approximately \$716. One vote would be assigned for each assessment.

Question No. 2: If the current assessment method is changed, how shall the change be implemented?

Plan I: The change would be implemented with the next assessment, which would be due October 1, 2003.

Plan II: A grace period would be implemented so that the current method of assessment would be applied to the assessment due October 1, 2003, and the new assessment would be phased in over the next three years in one-third increments. In this plan, the assessment under both the current method and the new method would be calculated for each of the three fiscal years beginning with October 1, 2004. One-third of the difference would be applied in 2004, two-thirds in 2005, and the new method would apply in total in 2006.

Plan III: The assessment method would be grandfathered so that owners of record as of September 30, 2003 would continue to pay under the current method, while owners of record after September 30, 2003 would pay under the new method.

Please fill out the opinion poll ballot that you receive in first-class mail.

OPINION POLL BALLOT, JANUARY 11, 2003

QUESTION NO. 1

Determination of Assessment Method

What assessment method shall be included in the amended bylaws proposal to be voted on by the membership in spring of 2003?

Vote for one:

- ☐ **Plan A:** The current method of one assessment per member and one vote per member shall be retained.
- ☐ **Plan B:** The assessment method shall be changed to one assessment per contiguous parcel of lots, with one non-contiguous lot allowed in the parcel if required for septic use. A maximum of one house shall be allowed per assessment. One vote shall be assigned for each assessment.
- ☐ **Plan C:** The assessment method shall be changed to one assessment for a primary lot, one additional assessment for each additional lot containing a house, and one additional half-assessment for each additional lot not containing a house. One vote shall be assigned for each assessment.

QUESTION NO. 2

Determination of Implementation Method

If the current assessment method is changed, how shall the change be implemented?

Vote for one:

- ☐ **Plan I:** Implement the change with the assessment due October 1, 2003.
- ☐ **Plan II:** Implement a grace period so that the current method of assessment will apply to the assessment due October 1, 2003, and the new assessment will be phased in over the next three years in one-third increments.
- ☐ **Plan III:** Grandfather the assessment method so that owners of record as of September 30, 2003 continue to pay under the current method, while owners of record after September 30, 2003 shall pay under the new method.

SEE OTHER SIDE FOR VOTING INSTRUCTIONS

VOTING INSTRUCTIONS

- Mark your ballots. Do not put your name on the ballot.
- Place the ballot in the small envelope marked “BALLOT”
- Place small envelope in large envelope marked “OPINION POLL”

Be sure your name and address are legible and you have SIGNED the large envelope.
YOUR VOTE WILL NOT BE COUNTED WITHOUT THIS INFORMATION.





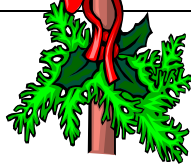
*Please note: Return address stickers are acceptable for printed name and address **BUT YOU MUST STILL SIGN YOUR OUTER BALLOT ENVELOPE.***

Please time to reach the Lakebay Post Office by Friday, January 10th, or bring to the HMC office by 10:00 a.m., Saturday, January 11th.



Santa's Workshop!!



Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 <div>Burn Ban in Effect</div>	2	3	4	5  Plan on attending the Holiday Dinner at the Community Building at 6PM Saturday, Dec. 7.	6	7 Santa's workshop, 1:30 Santa at 3:30 
8 	9 Garden Club Potluck/cookies & gift exchange at Linda Crowe's. 9:30AM	10	11	12	13	14 Board Mtg, 10AM
15	16	17	18	19	20	21
22	23	24	25 	26 Merry Holidays and Happy New Year!		
29	30	31 	<div> <input type="checkbox"/> The next Board Meeting is Saturday, <input type="checkbox"/> January 11. 2003 at 10:00 AM. </div>			



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HERRON MAINTENANCE COMPANY
PO Box 119
Lakebay, WA 98349

Address Service Requested

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