

**HMC**  
**Island Manager Report**  
**Board Meeting**  
**May 8, 2004**

**Summary**

**Administration**

- Board discussion: our insurance broker recommends that HMC carry "umbrella" liability coverage. Estimated annual cost is \$2600-\$3000 for one million dollars, in excess of the two million already carried in regular liability coverage.
- Board discussion: responsibility of an owner for NSF checks for ferry transportation written by the guest of a renter.
- Board discussion: amount of time to allow a member to pay a non-assessment related bill (such as ferry fees) before designating the member delinquent.
- The individual who originally wanted to purchase the old gangway near the mainland ferry ramp paid \$400 for it and took it. However, he apparently destroyed a real estate sign next to it, as well as taking a steel ladder that had been stored across the road. The ladder had no relationship to the gangway and was not sold to him. The Pierce County Sheriff's Department has been contacted regarding the unauthorized taking of the ladder.

**Transportation**

- A fill-in ferry captain has been hired and has completed his initial training.
- A problem that occurred with one contractor earlier this month, regarding HMC rules limiting access to the ferry, has been dealt with.
- Board discussion: a better pass system for contractors who make multiple trips to the island. A monthly pass, issued by the office in conjunction with an island owner who is utilizing the contractor's service, or an updated list kept on the ferry are possible ways to accomplish this.

**Roads**

- The road watering truck is in operation as the roads are already dusty. Qualified drivers who are interested can contact the Island Manager. Training specific to this truck (provided by Bill Jones) is required before drivers can be covered by our insurance.

**Legal**

- The individual (a renter) who was involved in an assault on two island residents has permanently left Herron Island. The owner of the property was very helpful and worked with HMC management to deal with the issues that arose from the incident.
- The Island Manager met with a Pierce County biologist recently regarding the small wetland at the mainland ferry parking area. An agreement was reached on how to delineate and mark the buffer boundaries (using signs) and the fees HMC will need to pay will be reduced from the original \$819 to \$265.

### Land Use

- FD 16 will issue a fire permit for May 15, but the initial pile of material to be burned needs to be in the exact location of the burn prior to issuance. Volunteers are needed to staff the burn, which often lasts into the night hours.
- Peninsula Light Co. contractor will be trimming trees along power lines in May. They would like anyone who wants to take (free) some or all of the resulting wood chips to call them.

### Water

- Because the April water sample failed the bacterial test we asked the HMC water manager (Larry Williams) to chlorinate the system and evaluate it. The same problem occurred last spring and summer as the weather warmed up. A rural water expert from Evergreen Rural Water also came out to look at the system. The initial assessment of the problem is that the reservoir, which is old and badly cracked, probably should be replaced soon. Occasional chlorination, once a month or more often during the summer, will probably be necessary until a new reservoir can be built. Pre-engineered concrete tanks appear to be considerably less expensive than lined steel tanks. Preliminary estimates are that Herron Island will require storage capacity of from 56,000 to 84,000 gallons, depending on final decisions made by State and County agencies. The current reservoir is only 30,000 gallons. Although improvements to the water distribution system are very important, replacing a failing tank and increasing storage capacity appears to be the first step that needs to be taken in upgrading the water system overall.
- A water supply to the island community garden is now operational.
- Board discussion: a possible method to acknowledge long-time volunteer service to the island water department.