

HMC Board Meeting Minutes December 14, 2019

Call to Order & Welcome: Reed West, President

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

Reed thanked the people who have decorated the island and ferry.

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 Bills of the Association. Chet reported – made two minor changes this morning.

Motion to Pay Bills – Reed. Approved unanimously.

Minutes from November 2019 Board Meeting, Merry Kogut, Secretary. Motion made to accept; approved unanimously.

Communications/correspondence – Merry. Emails to Member Input:

1. A Member asked whether there a Policy, Bylaw, or Rule that addresses harassment toward HMC Employees? If not, the Member proposed developing a Policy and then consider a corresponding Rule. The Member submitted a sample from another HOA for our consideration.
2. A Member wrote in suggesting a variety of enhancements to the HMC website, including information on Island Wildlife, Island Plant Life, tansy, and other topics.
3. A Member wrote in suggesting that notices be put on the HMC website when there are problems with the ferry.

Island Manager Report – Jane Wooster went over her Island Manager's report. She added that last night's problem was the ramp motor and the tides. Joe LaPoint and Charlie Folk worked really hard to get this resolved – they got up at 4:00 a.m. this morning to address the problem. Gary Wanzong will be going to the machine shop on Monday.

Committee Reports:

Maintenance (Gary Wanzong): No report

Parks (Dale Miller): No report

Policies (Mike Gage): Committee worked on over 20 policies for HMC. Acknowledged Committee for doing that. Currently working on Parks Committee Policy (there isn't one); working on minor

accident policy for ferry; roads policies. All policies are being put online. The committee has put together a new policy book that's kept in the office for people to review. Acknowledged all the help from staff Carol Miller. Next meeting January 28th at 2:00 p.m. Reed – kudos and thanks to the committee for all their hard work.

Roads (Dan Marten): Justin regraded the roads and filled the potholes, and suggested that we call him as needed. Dan believes we can do that and stay within the budget. Work party was a huge success. Branches deposited at water station; thanks to the Boosters for lunch. Later, we chipped up the branches at the water station and nature park. Roads installed a catch basin on South Herron; Chapin drain is performing really well. Committee is working on the policies from the Policy Committee. Roads will be reviewing the budget for next year. Dan will be away until as late as May; will make arrangements for other people to fill in.

Emergency Preparedness/Mainland Security (Ken Higgins): no report

Water (Frank Harrison) – no report this month. Charles Smith is on leave; anything needing to be fixed or inspected is being taken care of. If you have a water problem, notify the Island Manager at 253.884.9350.

Rules (Beth Owen): No report; Rules hearing at 3:00 p.m. today

Small Boat Docks – owe Alan DeGood a big thank you. We are looking for a new volunteer Chair.

Legal Liaison: There are 26 delinquencies; 9 are with our attorney for action.

Old Business:

- Vote – Unanimously adopted two HMC policy updates: Long term resident tenancy and Rose McGinn Pavilion.
- ATV policy research & update: Group led by Laurie West working on this – looking at current policies/rules; similar communities; state laws; meeting today at 1:00 pm today. When there's sufficient information they'll make a presentation to the Board and we'll see how to move forward. Laurie – interested in personal experience with insurance regarding your golf carts and ATVs. Harstine Island has some great language/rules we may be able to use. Not that many communities with private roads that aren't a golf course. Reed: Issues like age of drivers, liability, insurance, etc – a lot to consider. Ongoing concern of people. Laurie plans to make presentation in the spring.
- Mainland parking lot security cameras – Ken Higgins approached the Board with generous donation of time and equipment to improve security in the mainland parking lot. Kind of too good to turn down considering the volunteerism Ken and Karen are going to provide. It would be a recording-type of system.

- Reporting crime to the Sheriff – break-ins on mainland and on island. Reed and Jane encouraged people to report to the Sheriff. Discussion ensued. Mike S – only two deputies for the whole Peninsula. Carolyn A – let office know at same time as Sheriff. Jane – on mainland there was someone dealing drugs; broke into someone’s cabin and was living in it; arrested the guy – the next day, the cabin burned to the ground. Bulk of the issues are on the mainland. Stolen kayaks over there; kayak traffic at weird hours. Frank and Jael’s boat stolen from island. Boat without lights seen around island after that. Truck/trailer stolen from mainland parking lot. Robin – hears noises at night from water. Jane – just keep an eye out for your neighbor’s property.
- High speed internet – Dan Marten: Get better information from some of the technicians. Fiber optics all the way to Lulu’s, but just for CenturyLink’s internal use, not customers. The copper on island could be reconfigured; it’d be possible to start our own high-speed internet company. Visited WAVE and talked with some marketing people. No real response from them yet. We need to submit a letter outlining number of potential customers. Internet provider in Belfair who recently got grant from the state – Dan may approach them to see if they’d consider expanding their area. Dan has some contacts that install fiber optics in new residential developments. Also has contact with company that installs “meshnet” – temporary use by firefighters for communications. A couple of communities in WA use that. Also talked with Ken Higgins about this. Dan will continue to investigate.
- Ferry fee proposal: A couple of months ago a Member asked the Board to consider reworking how we pay for the ferry. Years ago there were no fees to get on the ferry; the costs were just divided equally among all members. That became less equitable as community grew. Model created where about 70% of cost would come from annual assessment and 30% from ferry tickets – that’s the model we’ve used for about 20 years, and it works pretty well. We were approached to go back to old system and Board and Finance Committee decided “no.” Costs would go up for 70% of the members. It would reward people who go off the island daily. There would probably also increase use of ferry if it were “free.” In the past, people abused it, such as literally driving off the ferry to get mail and then driving back. Board/Finance Committee feel it’s not a good fit at this time.

New Business: Merry thanked Laurie West for bringing treats to the Board meetings every month.

Boosters Report and Announcements – Leslie: No potluck tonight. We start again in January, and will do elections in January. Thanks to everyone who helped this year. Everyone contributes, in different ways. We’re selling directories/calendars, and almost sold out. Robin did unbelievable work on the Directory this year – in color, lots of ads, etc. Reed: thank you for the Thanksgiving celebration.

Membership Input: Leslie – thank you to Gary Wanzong (and anyone who helped) for moving the telephone poles and putting them in front of the split-rail fence around Goodpastor Park. Laurie West – what’s the deal with the pampas grass being stolen? Dana Clark – a lot of people use the south park. Possibility in budget to have a portapotty and maybe a garbage can at the top of the South Beach trail? People going to the bathroom down on South Beach. People are tossing their garbage down there, too. Robin – need trash can on mainland. Dan – found a lot of blue bags with dog poop in culverts. Mike

S – have we revisited the ferry fueling? – ferry is under 300 tons and he thinks the regulations don't apply to it. There are exemptions we may be able to get. Ridiculous to pay \$900...we need to look into whether there are ways to save the \$900 we have to pay. Jane – her understanding that it's the fuel company's requirement. Jane – something to do with liability. Carolyn A – at many marinas she sees trailers with all the equipment for fueling. Mike S – we'd have to have a container on mainland and staff would have to be trained to operate. Reed – it's worth asking the question. We're required to have a containment boom whenever we refuel. We refuel every three weeks. Kathy – there are dead trees on Herron Island, and some can be on your property – check out your trees for dying/dead. Many maples are way past maturity – be careful about what's growing near your house. Paula – really appreciate Jane's emails about the ferry last night. Would like more emails. Reed – trying to work all the communications channels we can. Jane has been great. Robin – it'd be nice to do something nice for Ken (Webmaster). Dana C – it'd be nice to have someone step in to take over for Ken when he's unable to do the web anymore. Succession planning - Jane – it's hard to find someone to take over. Reed – people are very busy. Dana C – maybe there's a company that can do this. Reed – goal – long-term planning for Herron Island. Many things change/are dynamic. Will engage members for long-term planning. Big issues. Reed – couple of instances in the last month or two where people were really, really rude to the crew. The crew works really hard and in inclement weather. Be nice; do not get into an argument with them. Let Jane know, let Member Input know if you have a problem or issue. We want to know and we want to address. Crew is just doing the best they can. Merry – same goes for Jane, who got an earful recently – we really appreciate her and want to keep her as long as possible. Carolyn A – it would really benefit us if there was a boat available. Has anyone taken on the non-911-emergency idea? Reed – no, not yet. Jane – Fairview Marina nearby – maybe someone from there could be used for emergencies. Someone would need to leave their boat down at North Beach. Mike S – saw Lark for sale recently – 35 foot – goes on land and water. Dana – would leave a boat down at the water if there was a cover for it. A couple people would have to be available to use it to go pick up people. Reed – perfect scenario would be to have a group of people available each month. Discussion ensued. Robin – regarding packages – in the Beachcomber we have to remind people that it's not the ferry crew's job to carry the packages over to the island. Remind people to track their packages. The ferry crew is just so nice. Discussion ensued about packages/delivery. Goin' Postal \$40/year to receive packages.

Beachcomber: Deadline for articles to be published is Wednesday, January 15th

Executive Session: None

Adjournment: Reed adjourned the meeting at 11:12 a.m.