

HMC Board Meeting Minutes

September 14, 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. Things going well, although little money is being put into reserves. We've had a lot of maintenance issues, such as on roads. Assessments are going up; part of that is to replenish reserves, part is because of increased costs on ferry maintenance.

Reed: State law requires HMC to have and publish a reserve study and we have to pay for an expert. The study is on the internet. Encourage members to look at that – 60 pages. Makes specific recommendations on maintaining reserves. We will be discussing with Finances Committee. We will communicate completely and fairly. Plan on hearing a lot about reserves study and funding over the next few months.

Ferd: There's a nice summary at the beginning of the study. Smart buyers should look at reserves before buying.

Motion was made and approved unanimously to pay the HMC water and HMC regular bills.

Minutes from August 2019 meeting – Merry Kogut, Secretary. Board unanimously approved the minutes.

Correspondence: Merry Kogut, Secretary

1. A member volunteered to be the point person for collecting information and ideas for the use of off road vehicles on Herron Island. She would like a green light from the Board. Moved and unanimously approved.
2. A member requested that Rules Hearings be noted on the HMC Calendar. The Rules Chair, Beth Owen, stated by email to the Board that she would leave that decision to the Board. Moved and unanimously approved to do so without stating the names of Complainants and Respondents.

Island Manager Report: Chet Latimer, Board VP, on behalf of Jane Wooster: Chet read the Island Manager's report to the audience. The report is available in the Beachcomber and on the Herron Island website.

Committee Reports:

- Maintenance – Gary Wanzong. Ferry engine oil cooler will have to be replaced. Generators have all been serviced. Volunteers repaired the Water System generator saving HMC \$125/hour; parts cost \$600. A ramp motor had to be replaced. Parts on both island and mainland ramps need to be replaced. Getting an estimate for the costs.

- Parks – Dale Miller – Thanked Jim Davies for previous role. Had meeting on 9/12/19. Good group. Merry Kogut came and talked about the possibility of a dog park; will look into it. Discussed budget; big thanks to a number of people who helped with removing the rubber chips out of the playground. North Beach was cleaned up; so many people helped that it took only 1.5 hours. Discussed maybe having a nature walk through our wetlands. Don't have a lot of money to spend; need to get reserves back up. Saved \$2000 by donating much of the rubber chips.
- Policy Review – Mike Gage – Not here. They didn't meet this past month
- Roads – Dan Marten – Ted Jensen reported. Discussed overgrowth of tree limbs. Roads is going to make a sweep and cut in November. On one-lane road there are two blind corners. Bevel mirrors cost \$167/each. Suggest doing chip sealing on 100 feet of road as a test. Standing water in ditch near Chapin's house being worked on. Carolyn Anspach – they put in the existing mirror on the single lane road. Discussion ensued regarding chip-sealing versus asphalt.
- Emergency Preparedness – Ken Higgins. Kitchen fires number one cause of home fires. Showed fire blanket. Will be in Beachcomber. 4.5 lb fire extinguisher good size to have in home. Turn it upside down and pound on it once a year. Good for ten years. Emergency Preparedness meeting will be held immediately after the October Board meeting.
- Water - Frank Harrison will Chair the Water Committee going forward.
- Rules – Beth Owen - two cases are open with hearings scheduled.

13 delinquencies; 11 with attorney for action

Old Business:

- Vote – spend \$3,200 on audit accounting. Board unanimously voted to pay the bill.
- ATV policy research & update. Will be gathering information, discuss, etc. Will take a comprehensive look at the issues, including laws, rules, concerns, etc.
- HMC drainage project – project going on near the Chapin property.
- North Beach clean-up – Kathy. Thank you to everyone who helped
- Ferry engine repair – Gary.
- Paving a road issue from last meeting. The county changed its mind. Resolved.
- Salty's Marine on the island 9/18/19 (on the HMC Calendar)

New Business:

- Vote – Move \$8,000 from ferry ramp reserves for ramp inspections. Board unanimously approved.
- Dog Park – Merry. Merry talked with Parks Committee. Kathleen Nelson has volunteered to be committee chair and will make a proposal to the Parks Committee.

Reed – great example of responding to member input. Dale Miller (Parks Chair) – we'll look at the pros and cons when we look at this issue.

- Osprey nest – Reed – nest was removed by the crew in accordance with Fish & Wildlife rules. We apologize for not telling members in advance.
- Non-911 emergency ferry service. Previous Board was asked if we could provide 24/7 service to get people off the island. Brought before current Board. We discussed, and agreed that this is not something we can offer at this time. Ferry captains made these kinds of runs in the past, but current Coast Guard rules and ferry staffing numbers make it impossible. It may be possible to set up a volunteer group to provide service to get people off the island.
- Remove kayaks from North Beach by the end of October.
- Certificate of Appreciation to Judy Greinke. We depend heavily on volunteers. Reed read the certificate to the audience.

Boosters: Merry Kogut, Boosters' VP. Thank you to everyone who made the Paella Party and Labor Day such wonderful successes. There is a potluck and meeting tonight at which new bylaws will be voted on. On the day of the October Board meeting, we plan to have Dr. Roes' band play music and give flu shots at around 4:30, and then will have the Second Annual Oktoberfest starting at about 6:00 p.m. Photo submissions for the Calendar must be made by October 1st to Howard Owen.

Beachcomber: Beachcomber articles are to be submitted by September 18th at 5:00 pm. There will be no October Beachcomber

Membership Input:

Discussion regarding Water: Water Department reserves are separate from HMC Mgmt. and there are three reserve funds. There's a separate reserve study for water and it's at about 79% of recommended reserves. Water Department funds are accounted for separately but reported together. There are still some water billing problems with the donated accounting system (including meter reading); looking into whether there's better software available. Problem arises when Quickbooks is updated. The problem is the interface between the meter reading software and Quickbooks. It's also been a problem that HMC's Water Manager has been out for months on medical leave. The Water Dept. has been running at a loss and bills will probably go up, but not much...the Board will put out information.

Dorian Brown – dog park – funded by donations? Merry – self-funding with donations and fund-raising is the only thing that's been discussed. Also, too many signs down at North Beach – it's gotten out of hand. Doesn't want to see a sign for everything on the island.

Ken Phillipson – shout out to painted lines/parking places on Ferry St. Will submit something next month regarding suggested wildlife policies; feels the Board should manage wildlife on the island. Deer, raccoons, feral cats, osprey, etc. Dorian Brown – there are already some rules on this. Reed – As a Board we want to hear from you; it's not our choice to dictate policy; we want to hear from the membership. Ken Higgins – some of this is regulated by state agencies. Discussion ensued.

Century Link: Shelley Carreiro called Century Link - CL customers can pay for an island-wide internet upgrade. CL can install a fiber optic underwater cable or install two poles and a type of microwave. The fiber would have to be brought down the mainland to our parking lot. \$200,000 - \$400,000 or so. Mike Shettleworth – all the phone lines on the island are a crapshoot. Reed – what type of service upgrade would that mean? Substantial upgrade with microwave.

Mainland Security Camera(s): Camera not working now. Ken Higgins - would need multiple cameras to cover the area and get fine detail like license plate recognition. Recorder alone would be about \$1000. Infrastructure – cables and lift to install; can go with cameras with built-in night vision. Reed – you'll hear us mention cost/benefit analysis. We'll need to get that on paper. Ken will put something in writing.

List of Issues Board is Working on: This will be made available to members.

Drydock scheduling: There's a lot of factors with this, such as weather, scheduling with maintenance company, taking small boat dock out of water, kids getting to school in small boats, Coast Guard requirements, etc. Discussion ensued.

Executive Session:

Adjournment: Reed West adjourned the meeting at 11:39 a.m.