

Island Manager Report
August 11, 2012

Administration:

Island Cleanup: The last two properties under scrutiny by Pierce County Health Department have been cleared, after removal of trash objects. In addition, two boat trailers and one van have been removed either by the owners or with the consent of the owners.

Volunteers: Thanks to Mike Shettlesworth for putting up the new key cabinet in the office, to Sabra Duback for restroom cleanup, and to Andy Anderson for his work in our ADA restroom. Steve Kramer and others did a terrific job clearing out the intersection at Maple and West Yew, improving the visibility and removing trash shrubs.

Mainland Parking Lot Security: Board member Sherri Anderson is leading this project, and has obtained an estimate from Northwest Video which slightly (\$300) exceeds the \$2000 formerly approved by the Board. With Board approval of the additional \$300, this project will move forward to improve mainland security and support reporting of vandalism.

Water System Maintenance and Operations: Minor leaks in the old system will probably not be repaired from here on. We are only a few weeks away from cutover to the new system, and unless the old system springs a major leak, repairing it is not cost effective. Decisions will be made on a case by case basis with advice from Washington Water.

Water System Project: Members have been very responsive to our request that they get in touch right away if the blue stake marking their future connection appears to be in the wrong place. The “final” stake should have your property address (number) on it. The old system is still full of mysteries, and every bit of information helps. Email to hmcmanager@herronisland.org and I will get the word to those doing the marking and tracking.

As an example of the mysteries, a line break in an occurred in an area of South Herron, which caused some obstruction in water lines. With the help of resident inspectors and a quick response by the contractor, we have been able to address these types of issues as they occur. As last month’s Manager’s Report indicated – your water service may be disrupted between Monday and Thursday when the crews are working, and while pumps are being replaced. If at all possible, we will notify you via email and/or website. Short-term power interruptions are also possible, as the pumps are replaced and as we cut over to the new power supply. Take your morning shower early, and keep bottled water on hand!

The contractor has more unusable material (dirt) to dispose of, so we are opening up the “Dirt List.” Please inform the Office if you want a load dumped on your property. Then...use a cone, or a stake or sign to indicate where you want the dirt dropped. Delivery is scheduled for Friday, August 17, 2012.

So far the project is on time and under budget, but there is some distance to cover yet. We don’t expect to be paying the final bills until October, so any firm information about prepayment opportunities won’t be available until the fourth quarter 2012.

Project Engineer’s Report:

“The booster pumps and controls have been delivered and the reconfiguration of the pump building has begun. For the next two weeks the system will be operating from the two old primary pumps on temporary lines while the old 7.5HP pump is disconnected and the new pumps installed. The old steel pressure tank will be leaving soon, and the new power and boosters are expected by months end. After removing some of the wall the contractor has found that part of the pump station was in absolutely terrible shape, but fortunately only a fairly small part! The contractor will be replacing this section and may potentially reside the building when the pump work is done, but no major rebuild appears to be necessary.

Construction has almost wrapped up on the 2” waterline. Once that is done it is time to do services, so keep letting us know when stakes need to be moved! Thank you to everyone for your help in locating these lines, and for your patience with the project.

If you come to the island and have not been around for a while, remember to run the outside hose bib until the water runs clear in case there is anything built up in the lines. The contractor has made efforts to prevent that, but there have been events that left sediment in lines and its better to get that out of a garden hose than through a hot water heater. Thank you for your patience, help and time.”
Jester Purttman

The unsung heroes of the Water Project are the four Resident Inspectors who were hired to document and photograph the project. These four – Dana Gruber, Mike Shettlesworth, Charles Smith and Rich Urfer – have performed many other services for HMC during the course of the Water Project. They’ve taken water samples, marked connection locations, directed traffic, helped with Members’ questions, made presentations at Board meetings, and so much more. Last week, when we had a problematic line break, all four of them reported for work, although only two of them were scheduled. With Charles Smith coordinating the work schedule, they’ve often been self-directed and have coordinated with the Project Engineer as needed. And HMC will have the advantage of having four HMC Members who are very familiar with the water system, as we move forward.

ADA Restroom:

Nearly completed. Thank you, Andy Anderson and Steve Kramer.

ADA Parking:

Once the architect completed the drawings, we sent the drawings out to four firms for bid. In response, we received only one bid in the amount of \$4,180. We are reviewing this bid with the bidder, and hope to move forward very soon, while the weather is good.

A-133 Audit:

An organization that expends more than \$500,000 of federal funds in a single year is subject to an A-133 single audit. Michael Kander, our auditor, will come over to the island on August 14 to begin this financial audit process.

Fire Department Liaison: Fire District #16 has been alerted that the Charlie Wells will be out of service from noon on September 23, to approximately October 6, 2012.

Land Use: A list of HMC-owned properties for sale is available at the Office, with the prices that were approved in the recent ballot.

Ken Freeman, our webmaster, has suggested that we use the plat map on our website to develop various overlays of island features that would be easy to use. For example, as built features of the new water system could be mapped, as could lots for sale, HMC recorded surveys and others.

Emergency Preparedness: Pierce County Emergency Management has requested that we present a summary on mitigation planning to the Board. Each plan is required to provide opportunity for public discussion and that presentation must be documented.

Mike Shettlesworth is scheduling retraining of our island drivers of the fire engine. Anyone interested should contact Mike.

Parks: See Committee Report.

Roads: Roads Committee has identified two maple trees that may present a hazard to the road and homes along East Herron Blvd. An arborist will come to the island on Tuesday, August 14, to evaluate the trees and give us advice on their removal. One additional tree on HMC property may need removal as well.

An estimate of \$2,232 has been received from County Line for repair of the water truck. The decision remains to be made, however, whether to repair or replace the water truck. Additionally, research is being done on alternatives to salt water dust control. At the July meeting, the Board approved the expenditure of \$250 to have the truck evaluated. The actual cost of the evaluation was \$180.

Rules: The draft revision of Island Rules has been approved by the Rules Committee and submitted for review and action by the Board. The proposed revisions have also been reviewed by our island attorney, whose comments have been incorporated. The Rules Committee has recommended that the Board approve the proposed revisions, following which the revisions will need to be approved by the Members.

Technology: No report.

Ferry: Reminder – The ferry will be out of service after the noon run Sunday, September 23 through Saturday, October 6. Should the ferry return sooner, notices will be posted on white boards, the web site and through an email notice.

HMC Form 18 – Authorization for Contractors to Access Ferry has now been posted online, under Island Documents. The form is frequently used, but must be completed, signed and faxed or emailed to the Office for approval prior to contractor boarding the ferry.

Legal Liaison: We currently have 11 delinquencies, of which seven are with the attorney for action. Delinquency rate of 2.8%.