

**HMC Management  
Land Use Committee (LUC) Meeting Minutes  
August 26, 2014**

**Members Present**

Janet Podell, Board Member  
Merry Kogut, Chair  
Michael Graham, Board Member

**Members Absent**

Joseph Pentheroudakis

**Guests Present**

Curt Lint  
Alan DeGood  
Karl Schafer

**Old Business**

1. Form 13/greywater/trailers.
  - (a) Proposed revised web text related to HMC lots for sale. Changes Approved. Merry will submit to Webmaster. [Post-meeting note – done].
  - (b) Proposed revised “Form 13” trailer policy. The Board is still discussing whether or not HMC should be in the business of tracking and monitoring Recreational Vehicles, let alone whether the ferry crew should be the “gatekeepers” checking for properly completely “Forms 13.” LUC decided to table this until the Board provides further directions.
2. Pierce County Comprehensive Plan Process. The July 31<sup>st</sup> comment period has closed. HMC would like to have a place to park construction equipment used for HMC work projects.
3. Progress on “Kolenda” property at 210 E. Madrona. Merry had already informed LUC members, but for the guest’s benefit, explained that she had personally submitted a complaint, and Kolenda granted the County full access rights. Time has passed since the second deadline, July 20, 2014. The owner is entitled to several more warnings. Unless the owner demonstrates that progress is being made, the county will come in and clean the property from top to bottom. The County will pay the ferry fees unless HMC agrees to waive. All County charges will be added to the owner’s tax bill. If the tax bill isn’t paid, after three years the County can foreclose on the property.
4. Septic article appeared in the last Beachcomber.

**New Business**

1. Review/update list of HMC lots for sale. See <http://herronisland.org/map/Map.pdf> We are required to do this annually. See: <http://herronisland.org/home/members/landuse2.pdf> Janet volunteered to complete this task. [Post-meeting, Janet reported that all properties on the map of lots for sale is accurate.]

2. Most recent email to Chair regarding visiting Herron Island. This was from someone who wanted a pass to visit the island to look at properties for sale.
3. One or two of the visitors asked about a purported list of properties “of concern.” The LUC members explained that a circulating draft list was accidentally and incorrectly released to the Board. A Board member then shared the list with some of the owners and members by email. The draft discussion list is still a draft. Neither the LUC nor the Board has taken further action.
4. Next meeting date and time set. [Post-meeting note – changed to Thursday, October 23, 2014, at 9:00 a.m., at Joseph’s house - will appear on Herron Island calendar when posted. See <http://herronisland.org/home/calendar.html>].