

**Ballot Measure**

**July 10, 2010**

## **Notice of Continuation of Annual Membership Meeting of HMC Management**

Notice is hereby given pursuant to Article 4 of the Bylaws of HMC Management that a continuation of the annual meeting of the membership will be held on Saturday, July 10, 2010 at the hour of 12:00 Noon at the HMC Community Building. At the meeting, one (1) ballot proposal described below which has been set before the members by action of the Board of Directors will be voted on.

Members may vote in person at the meeting or by mailing or delivering the enclosed absentee ballot to the HMC Office so that it is received prior to the time of the meeting. *Ballots will not be counted unless your name and signature appear on the large envelope.*

1. Pursuant to Article 9 of the Bylaws of HMC Management, the Board of Directors has presented the FY 2010-2011 budget, including a revised fee schedule, to the membership for approval. The budget and fee schedule are attached to this ballot and result in an assessment of \$1650 per assessable unit for the fiscal year starting October 1, 2010.

### **HMC Ballot for 2010-2011 Budget**

The proposed budget for fiscal year 2010-2011, presented on the following pages, results in an annual assessment of \$1650 compared to the \$1500 from last year. The \$150 increase is mainly due to two items. First, last year we made no contribution to the ferry shipyard reserves as there was sufficient funds in the account. This year the shipyard contribution of \$45,000 needs to be made to cover the anticipated \$90,000 expense. The second item is the \$15,000 anticipated cost of hiring a professional firm to manage the water system since our certified water system manager Mike Davis resigned. Mike has volunteered his services for many years at no cost to HMC but now it must be covered out of assessments. The total of these two items is \$60,000 which when divided by the 391 likely assessments yields the increase of about \$150. In order to keep the ferry fee revenue at between 30% and 40% of the total ferry costs, we propose to raise the fee from \$7 to \$8 for a member car and driver. Walk-ons will change from \$2 to \$3 and all the other fees for guests and oversize vehicles will change by the same ratio.

# Official Ballot and Voting Instructions

1. Vote yes to accept the proposal set forth below. Vote no to reject it.
2. Insert your ballot in the envelope marked "Ballot" and seal the envelope. Do not put your name on this envelope. Do not place anything other than one Ballot in this envelope.
3. Place the small envelope marked "Ballot" in the large envelope. **You must sign the large envelope and make sure that your name and address appear on the large envelope. *If your name and signature do not appear on the outside of the large envelope, your vote will not be counted.***
4. To be considered a member in good standing and have your vote counted, all delinquent charges and assessments must be paid in full before the Ballots are counted.
5. Please make sure that your name is legible on the large envelope. If your name cannot be read, the ballot will not be counted.
6. Your absentee Ballot must be received in the HMC Office by 12:00 Noon, Saturday, July 10, 2010 to be counted. If you prefer to vote in person, please attend the meeting. The Ballots will be counted at that time.

## Proposition No. 1

### (Approval of the Budget)

Shall the budget attached to this ballot be ratified by the membership?

☐ **YES** (For Proposition)

☐ **NO** (Against Proposition)

## PROPOSED 2010-2011 HMC BUDGET

Budget Year	2009-2010	2010-2011	
Assessable Units	396	396	
Units minus delinquents	391	391	
<b>SUMMARY / INCOME</b>			
<i>Non-Assessment Income</i>			
Ferry User Fees	154,000	170,000	New fee schedule
Gen Fund Interest	3,000	1,500	
Payments/Delinquent Accts/Interest/Handling	7,000	4,000	
Carryover from previous year	-	-	
Miscellaneous Income	6,000	6,000	
Required Assessment Income	586,455	644,930	
<b>Total Income</b>	<b>756,455</b>	<b>826,430</b>	
<b>Total Expenses</b>	<b>756,455</b>	<b>826,430</b>	Includes increases for ferry shipyard and new water manager
Charge/assessable unit If everyone paid	<b>\$1,481</b>	<b>\$1,629</b>	
Charge/assessable unit considering uncollectables	<b>\$1,500</b>	<b>\$1,650</b>	
<b>EXPENSES</b>			
<i>ADMINISTRATION</i>			
Office Equipment	1,000	1,000	
Office Supplies	1,200	1,200	
Emergency Preparedness	1,000	500	
Community Associations Institute	400	400	
Accountant	5,000	6,000	
Payroll Service	725	100	
Bank Fees	500	200	
<i>Insurance</i>			
Directors/Officers	3,200	2,600	
Facilities and general liability	22,000	7,200	Previous year included dock insurance
Employee Dishonesty	550	-	Policy for multiple years
Auto/Truck	1,000	920	
<i>Legal Fees</i>			
Collection Costs	8,000	8,000	
General	5,000	9,000	
To Legal Reserves	-	-	
From Legal Reserves			
<i>Other</i>			
Ads for New Employees	400	100	
Website	125	125	
Misc.	2,000	1,000	
<i>Postage</i>			
Stamps	3,100	3,000	
<i>Printing</i>			
Copier Contract	725	1,455	
Printing - Other	3,000	3,600	
<i>Wages / Benefits</i>			
Admin Dept. Wages	76,690	76,650	Includes backup for office manager
Payroll Taxes	7,075	7,082	
Retirement	2,202	2,445	
Insurance	6,594	8,970	
Federal, State & County Taxes	4,500	4,500	
Building Maintenance and Supplies	1,000	1,000	
Utilities	2,400	2,400	
Contract Services for Junk Removal		500	New category
HMC Property Pre-sale Expense		1,000	New category
Island Security	4,000	2,000	Mainland parking for shipyard period
Phone, Fax, and DSL	2,500	2,500	
HMC - tree cutting	2,500	2,250	Removal of unsafe trees
<b>Total Administration</b>	<b>168,386</b>	<b>157,697</b>	<b>Equals \$403 per assessable unit</b>
<i>DOCKS</i>			
Repairs/Maintenance	2,000	4,500	
<i>Other</i>			
Sanikans		2,600	
Parts & Supplies	1,000	1,000	
Inspection	1,000	-	Inspections needed every two years
Insurance		14,200	
Annual DNR Lease	1,400	1,400	
Utilities	1,200	1,200	
<i>Dock Reserves</i>			
To Reserves	30,000	30,000	
From Reserves			
<b>Total Docks</b>	<b>36,600</b>	<b>54,900</b>	<b>Equals \$140 per assessable unit</b>
<i>FERRY</i>			
Ferry Shipyard	-	90,000	Ferry shipyard occurs this year
To Ferry Shipyard Reserves		-	

From Ferry Shipyard Reserves	-	(45,000)	Reserves from previous years
Engine Overhaul		36,000	Engine overhaul occurs this year
To Engine Overhaul Reserves	12,000	-	
From Engine Overhaul Reserves		(24,000)	Reserves from previous years
Major Repairs	5,000	5,000	
Fuel	55,000	60,000	Based on a guess of world oil prices
Insurance	43,000	42,200	
Equipment	2,500	2,500	
Routine Maintenance	7,000	7,000	
Ferry Dept. Wages and Expense	253,789	249,516	Previous year had longevity payments
Payroll Taxes	22,321	21,873	
Retirement	14,925	14,500	
Insurance	34,320	29,900	Based on current plus 15% estimate
Supplies	1,000	2,000	
Personal Property & Excise Tax	4,000	3,000	
Other			
Ferry Cell Phone	600	600	
Drug Testing	600	600	
Inspection & Licensing	1,200	1,200	
Pension Administration	550	550	
Uniforms	1,000	1,000	
Passenger Vessel Assoc. Dues	400	400	
Misc.	1,500	1,500	
<b>Total Ferry</b>	<b>460,705</b>	<b>500,339</b>	<b>Equals \$1,280 per assessable unit</b>
<b>PARKS</b>			
Parks Dept. Wages	1,472	1,472	
Payroll Taxes	242	242	
Maintenance	2,500	2,500	
Small Boat Dock			
Maintenance	500	500	
Supplies & Repairs	1,600	1,600	
Utilities	250	650	
Other			
Playground Improvement	500	500	
Sanikans	6,800	3,000	Separated docks and parks sanikans
Garbage Pick Up	850	850	
Parks Development	2,000	2,000	
Parks Reserves			
To Parks Reserves	5,100	6,000	
From Parks Reserves			
<b>Total Parks</b>	<b>21,814</b>	<b>19,314</b>	<b>Equals \$49 per assessable unit</b>
<b>ROADS</b>			
Repairs & Maintenance	16,400	17,000	
Supplies & Materials	11,000	11,000	
Maintenance			
Other	2,000	2,000	
Wages	600	600	
Payroll taxes	108	108	
Dust Control Truck	2,000	1,000	
Utilities	-	-	
Road Reserves			
To Road Reserves	3,000	3,000	
From Road Reserves			
<b>Total Roads</b>	<b>35,108</b>	<b>34,708</b>	<b>Equals \$89 per assessable unit</b>
<b>WATER</b>			
Contract Manager	720	15,000	
Repairs	5,000	5,000	
Water Dept. Wages	7,000	7,000	
Payroll Taxes	972	972	
Water Reserves			
To Water Reserves	11,300	20,000	
From Water Reserves	-	-	
Supplies/Repairs	3,100	5,500	
Utilities	3,000	3,500	
Other			
Education and Training	500	-	
Membership-Evergreen Water	200	200	
Misc	300	300	
Permits & Licenses	600	600	
Water Samples	400	400	
Excise Tax	750	1,000	
<b>Total Water</b>	<b>33,842</b>	<b>59,472</b>	<b>Equals \$152 per assessable unit</b>
<b>Total Reserve Contributions</b>	<b>61,400</b>	<b>59,000</b>	

# HMC Reserve Account Analysis for October 2010 As of 6/12/2010

Account	Current June Amount	Expected Contributions	Estimated Withdrawals	Notes	Expected Oct Allocations	Estimated Level	Period	2010-2011 Contributions	2010-2011 Budget
Ferry Shipyard	57,687	0	0	1	57,687	45000	0	0	0
Ferry Engine Overhaul	18,000	6000	0		24,000	24000	0	0	0
Legal	34,550	0	0	1	34,550	30000	0	0	0
Dock and Dolphins	197,659	15000	34,000	2	178,659	500000	9	35,705	30,000
Parks and Equipment	12,150	2559	0		14,709	35000	3	6,764	6,000
Roads	14,740	1500	0		16,240	30000	5	2,752	3,000
Water	51,923	5500	26,656	3	30,767	100000	3	23,078	30,000
Dividends	5,715				5,715				
Total	392,424	30,559	60,656		362,327				

## Notes

1. No contributions for 2010 as sufficient funds were in place.
2. Withdrawal for KPFF contract to assess and recommend replacements.
3. Funds for USDA loan application and required water system management for remainder of 2010.

## Ferry Fees

	Existing 2010	Proposed 2011
Member		
Vehicle and driver	7	8
Passengers and walk-ons		
Age 12 and older	2	3
Age 5-11	1	1
Under age 5	Free	Free
Vehicle Length Fares		
21-30 feet	14	16
31-40 feet	21	24
41-50 feet	28	32
51-60 feet	35	40
Special runs	175	175
Guest		
Vehicle and driver	14	16
Passengers and walk-ons		
Age 12 and older	2	3
Age 5-11	1	1
Under age 5	Free	Free
Vehicle Length Fares		
21-30 feet	28	32
31-40 feet	42	48
41-50 feet	56	64
51-60 feet	70	80
Special runs - one way	175	175
Senior/Disabled Passes	100	120
Car and Driver Tickets	63	73
Monthly Pass (20 trip)	100	120
Monthly Pass (22 trip)	110	132
Passenger Tickets	44	66

## HMC Fee Schedule

<b>HANDLING FEE MONTHLY FOR DELINQUENT ACCOUNTS:</b>	
\$15 late fee for balances of \$50.00 or less	\$15.00
\$30 late fee for balances of \$50.01 or more	\$30.00
<b>INTEREST 1% MONTHLY OR 12% PER ANNUM</b>	
<b>NSF</b>	\$35.00
<b>FILE RESEARCH PER HOUR</b>	\$40.00
<b>PLACING AND RELEASING LIENS: HMC Attorney Rates at the time.</b>	
<b>LOST STICKER REPLACEMENT *</b>	\$5.00
<b>SPECIAL FERRY RUN (PER RUN)</b>	\$175.00
<b>WATER HOOK UP</b>	\$800.00
<b>WATER SHUT OFF (LEAKS)</b>	\$30.00
<b>WATER AVAILABILITY LETTER - TO BE COMPLETED BY ISLAND MANAGER</b>	\$50.00
<b>COPIES - EACH</b>	\$0.20
<b>FAX -INCOMING/OUTGOING PER PAGE.</b>	\$1.00
<b>RENTER'S APPLICATION FEE</b>	\$60.00
<b>RENTER'S ANNUAL RENEWAL FEE BILLED IN FULL OCTOBER</b>	\$30.00
<b>PROPERTY TRANSFER FEES</b>	\$125.00
<b>BEACHCOMBER ADS - PER 1/4 PAGE</b>	\$20.00
<b>BEACHCOMBER ADS - PER 1/2 PAGE</b>	\$40.00
<b>RETURNED MAIL: POST OFFICE RATE</b>	
<b>NOTARY SERVICES</b>	\$10.00
<b>COMMUNITY BUILDING RENTAL + DAMAGE DEPOSIT (applies only to private parties; up to \$50 refundable)</b>	\$100.00
<b>For events open to the community; needs member signature. (\$50.00 deposit will be refunded if hall is left clean)</b>	\$50.00

**\*Policy clarification: A replacement fee will only be charged for lost stickers. Members are encouraged to notify the office promptly about vehicle changes.**



## **Ballot Results**

**July 10, 2010**

**Continuation of June 2010 HMC Annual Meeting  
(Budget Vote)  
July 10, 2010**

**Call to Order:** Fred Fath called the meeting to order at 12:00 PM.

**Roll Call:** Fred Fath, President/Treasurer, Mark Anderson,, Vice President, Janet Podell, Secretary; Gary Wanzong, Asst. Treasurer, Judy Greinke, Member at Large, Claudia Ellsworth, Island Manager.

**BALLOT BEFORE THE MEMBERSHIP:**

Shall the budget as presented in the June 2010 Beachcomber be ratified by the membership?

**BALLOT COUNTING COMMITTEE:**

Delene Ritchie  
Lyn Ritchie  
Darold Vierra  
Brigitte Vogel  
Vicky Drury  
Tom Ritchie

**BALLOT RESULTS**

YES: 79  
NO: 60

**The budget passes.**

**Judy Greinke made a motion to adjourn the Special Budget Meeting. Motion carried.**

Respectfully submitted,

Janet Podell  
Secretary