

Island Manager Report
March 8, 2014

Administration:

Volunteers: Thanks to Leslie Sanderson, for volunteering to assist with the Community Building cleaning. Much appreciated! And to Jean Mellor, Virginia Major, Janet Podell, Robin Kelly and Pat Zazzo for volunteering to help with auto decal mailing. When spring arrives, we will be looking for volunteers to recaulk and possibly repaint the exterior of the Community Building. Rain gutters may also need some attention.

Reserve Study: Mike Fleming, of Association Reserves, has begun work on the site visit reserve study for the Water Department, and the update of HMC's study as well. He paid a visit to the island Tuesday and met with Charles Smith and me. A summary of these reserve studies will be published about the same time as the budget.

Tree Trimming: No word yet from PenLight regarding their arrival on the island to trim trees.

Audit of 2012-13: We have received a draft audit report, which we are reviewing to provide input for the auditor. Much of the previous month has been consumed by providing detail and documentation for the audit. The audit should be final within a week or two.

Water Operations: A total of 53 trees were removed from the pump station property, and the stumps ground out. When the weather dries out a little, the grounds will be contoured to provide storage area for clean roads material, a covered area for the Water System Manager to work, and a concrete parking area.

A member has presented a claim for reimbursement of repair expense arising from damage to an electrical line which occurred during water system construction. Because the repair was completed without notification to the contractor, and the situation was confirmed outside the contractor's warranty period, HMC is sharing half the cost of the repair, at \$363.10.

Water Committee Report: No report. The redraft of service discontinuance procedures remains on the agenda for the committee, along with some cleanup of the cross connection program.

Fire Department Liaison: No report.

Land Use: Committee Report. The Land Use Committee submitted a revised Recreational Vehicle Certification (known fondly as "Form 13"). The Board continued its review from the previous meeting.

HMC has been meeting with Pierce County regarding a complaint about lack of permits for certain businesses on Herron Island, which is totally zoned R-10. We are attempting to resolve the island's need for the presence of certain business activities with the zoning code. The County representatives concur that a change is needed in the zoning code, although no changes in the zoning code will take place for several years.

HMC is also working through issues with a Member regarding excavation into an HMC roadway easement, negotiating for restoration of the affected property to its former condition.

Finally, in April 2011, HMC executed an easement agreement with Janet Podell, which was necessary to provide adequate setback for construction of her home. HMC provided an easement across the roadway, which was located on Ms. Podell's property, in return for which she provided a similar sized easement on her property, so that items of equal value were exchanged. Now that the roadway has been properly realigned, this easement can be terminated. An agreement has been prepared to accommodate that, and is ready for Board approval. The parties will share equally in the cost of the document preparation and recording.

Another member has been granted permission to take down a large HMC tree on South Herron, at her cost.

Emergency Preparedness: Committee Report. No meeting this month.

Parks: Tracy Anspach recommends installation of the small boat docks take place Saturday, April 19. If this date is approved, he will arrange for rental of the equipment.

Parks is also recommending the purchase of a mower with a 54" deck to replace the existing mower. Specifications have previously been provided to the Board. The mower cost is \$4599, plus tax, to be purchased from Parks Reserve funds.

Roads: Committee Report.

Rules: No outstanding complaints.

Herron Island Ferry: We are currently backgrounding one candidate for standby captain who was previously interviewed. Thursday, John Farris and I interviewed two candidates for standby deck hand. We are continuing to take applications.

Ramps: The agreement with Sargent Engineers has been executed, and we are waiting for them to schedule their visit to the island.

Legal Liaison: We currently have 13 active delinquencies, of which 8 are with the attorney for action. Delinquency rate of 3.3%. Last year at this time we had the same number. Currently, HMC has 387 Assessable Units and 397 Water customers.