

**HMC Management
Island Manager Report
Board Meeting
December 12, 2009**

Administration

- Surplusing: Bids received as of Noon Friday will be opened and read. Any furniture or items not receiving bids will be donated to charity or otherwise disposed of. (Two bids for executive chair at \$20; bid awarded to Mike Shettlesworth for being first to submit.)

Legal

- There are sixteen delinquencies at this time; one in foreclosure.

Roads.

- Litter Control: Doyle Parnell has requested that the Board consider an agreement with EnviroCorps to have litter picked up along Island roads at a relatively small cost. A maximum expense of \$1800 annually would guarantee litter free roads. An alternative would be that we request our frequent Island walking members to provide litter patrol in order to keep costs under control.
- Drainage: Attended Pierce County Public Works presentation on stormwater management for homeowner associations on November 10, with Allen Moren and Quinn Wilks. As a result of that meeting, we met the Engineering Technician assigned to this area and have scheduled a “walkthrough” of drainage on the south end of the Island for Friday, January 8. Neighbors adjacent to the S Herron Blvd/E Madrona Blvd. Intersection have been invited to join in, along with the Roads Committee. This is part of the continuing research into drainage issues promised by President Fred Fath in his Beachcomber letter to members.
- Tree Removal: Seven trees are scheduled for cutting on **December 18**, having been identified as potentially dangerous. Three tree removal firms were contacted to review the trees and offer bids. Archon Tree Services of Olalla was the low bidder at \$2,927. Adjacent homeowners will be notified of the tree cutting by letter. As is Island practice, debris will be chipped and left on site; wood will be cut into 4 foot lengths and left for the first members to retrieve it.
- HMC Right of Way: The owner at 124 E. Herron Blvd was very cooperative, when notified, that his vehicle and derelict boat were impinging on right of way. The boat has been removed, and the truck relocated.

Transportation

- Oil Spill Containment: Our insurance company will name APP as additional insured for a small additional premium. We are confirming contract terms with APP and updating the language in the Proposed Equivalent Plan. We are close to final agreement. Training takes place in Tacoma during the second week of each month, and we need to purchase booms as soon as we have final agreement. Once we reach agreement with APP, it should be perhaps two months before we implement.
- HoneyBuckets: NW Cascade has informed us that if we charge them for riding the ferry to service the portable toilets that they will impose a travel charge of \$100 per month.

We are waiting to hear from NW Cascade management on our proposal to treat them the same as we do Pen Light, i.e., trips on behalf of HMC are free; trips originated by member request are billed to the member.

- **Pierce County Wharf Easement:** The wharf easement agreement has been returned to Pierce County for revision in some fairly minor areas. Insurance requirements are also still an issue. We have contacted five firms regarding the required biennial dock inspection, which has not been completed since 2005. We expect this inspection, of the mainland dock, to cost approximate \$5-\$6000. Following the inspection, we will be required to make any identified repairs. The repair contractor will also be requested to review the Island side dock for any similar deficiencies, and make repairs accordingly. Dock painting is another issue, and may be scheduled next October, when the ferry is drydocked.
- **Marine Facility Survey:** The Board approved issuance of the Request for Proposal at its November meeting. On Monday, December 14 the RFP will be advertised in the Seattle Daily Journal of Commerce, and it will be posted on our web site. In addition, it will be mailed directly to a group of firms identified by the Dolphin Task Force. A site visit is set for January 8, 2010 in the morning, guided by John Farris. Proposals are due January 25th for review, possible interviews of candidates, and contract negotiations. Board approval should occur at the March 13, 2010 meeting.
- **Ferry Crew Contract Negotiations:** The Inlandboatmen's Union has notified us that they wish to set dates for negotiations and will be mailing us a proposal. Discussions over the need for and role of a negotiator have been ongoing, and will be reported on by President Fred Fath.

Parks

- **Derelict Boats:** Kathy Deuster and I met with Alice Nelson regarding her research on derelict boats left at North Beach. Alice had done substantial research and written a letter to the Board offering to help. As next steps, she is reviewing the Island Rules with the Rules Committee, and then will contact the Parks Committee, with the objective of having the boats removed before spring.

Fire, Police and Emergency Preparedness.

- **Fire District #16:** At its Commissioners meeting on Tuesday, the Commissioners discussed our service contract, and have proposed a revision. This would provide that 1) the fire district no longer pays HMC \$50 per month for rent; 2) the ambulance is removed to the mainland; 3) the fire engine remains; 4) the fire district covers the community center on its insurance; and 4) HMC reimburses them for the annual premium (\$342). This amendment would increase HMC's costs by \$942 (\$600 loss of rent; \$342 for the insurance premium). The amendment still provides the advantages, however, of keeping the engine in place, which means no basic change in the fire protection plan for the Island; and is less than the insurance premium would be if HMC paid it (\$1663). We are left with little alternative but to approve this amendment to the facilities use agreement.
- **Pierce County Natural Hazard Mitigation Plan:** Mike Davis and I continued meeting with a group of West Pierce County homeowners associations about completing our parts of the Plan. We have nearly completed the Island profile, and vulnerability analysis. We will now be going through the mitigation strategy section.

- PCNET and Other Activities: Mike Davis will report.

Water Project Committee:

- Water sampling was done November 10 at the Bray residence, with normal positive (clean) results. Mike Davis will be inviting members of the Water Project Committee to join him then or on December 8 when the Committee meets, if available.
- Water Project Committee: Steve Chapin will report on activities of the Water Project Committee.
- Coliform Testing Policy: The Water Project Committee has decided to draft a policy guiding testing outlined in the WSP and in the update to the Krause Report, July 2009. This policy will lay out circumstances under which testing other than routine testing might be performed. Currently, HMC is in compliance with State requirements for testing.
- A Department of Health meeting on December 9, regarding Funding of Water Systems was well attended by HMC: Steve Chapin, Allen Moren, Judy Greinke, Kathy Deuster and I all attended to hear the presentation about available low interest loan funds. The American Recovery and Reinvestment Act (ARRA) has pumped \$3 billion into these projects nationally. Interest rates are low, and based on demographic and water supply data. The payback period is up to 40 years. With the Board's agreement we would like to gather the information needed to put together an application to see if HMC is eligible for funds, and what the payback/assessment impacts would be for members. No application would be submitted, however, until the Water Project Committee makes its final report to members this coming spring.

Technology:

- No Report:
- The Technology Committee is reviewing the potential to automate all or a portion of ferry fare collection.