

Island Manager Report
April 12, 2014

Administration:

Volunteers: Overdue note of appreciation to Mike Shettlesworth, who every week takes out the office trash cans for emptying. And to Leslie Sanderson, for assisting with the Community Building cleaning. Much appreciated! 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.

The big volunteer event will be the installation of the small boat docks on April 19th, Easter weekend. Please plan to turn out, and hope for good weather. Many hands make light work.

Reserve Study: The reserve studies for HMC and for HIWD are complete. They show little difference from the previous year, because of the continuation of reserve funding and the payment of ferry engines by special assessment. Reserves were also used in the replacement of the sport court, which substantially extended the life of that island asset.

Insurance Renewals: Probably as a result of some of those investments, our island insurance policies will only rise an average of 1.4%. Our broker tells us that 3-5% is the more common range, so this is good budget news for next year.

Tree Trimming: No word yet from PenLight regarding their arrival on the island to trim trees. A list of 17 members asking for wood chips has been sent to PenLight.

Audit of 2012-13: The 2013 Audit is complete and now posted on the HMC website.

Water Operations: A member filed a complaint with the Pierce County Health Department regarding the placement of concrete chunks at the pump station, where they will form a foundation for other uses at the site. Unfortunately, the County Health Department was told this was an emergency, and an inspector had to be called from Ketron Island to Herron Island. The inspector found nothing amiss, since HMC had already checked plans for the site with the State Department of Health and Pierce County Planning and Land Services. A simple check with the office or the Water System Manager would have relieved the inspector from this false alarm. It is HMC's practice to work with the regulatory agencies to avoid code violations and to assure public health and safety, and we urge you to check with the office before unnecessarily calling code enforcement.

Water Committee Report: The Water Committee met April 3rd. The Committee agreed that the language regarding Refusal or Discontinuance of Service should be added to the existing Water Administrative and Operating Policy. A final draft will be brought to the Board at its next meeting.

The Committee also discussed how to wrap up the final Cross Connection surveys which have not yet been submitted. These few members must comply with the Washington Administrative Code (WAC) requirement to submit the survey. They will receive a letter giving them a final

chance to respond before a lock is placed on their water meter. This denial of service is required by the WAC, to guard against water system contamination from backflow. Administrative costs from Northwest Water Systems for managing this requirement will be passed along to the member.

The small group of members who have cross connection devices will be invited by letter to satisfy the annual inspection requirement by 1) scheduling and paying for the inspection themselves, with test results forwarded to HMC; or 2) opt in to an annual group inspection to be paid by HMC and individually billed to the affected Member's water bill. This authorization would remain in place until the member advises HMC in writing that they wish to cancel the service.

The Water System Manager is preparing another edition of "Tapped" to respond to a series of member questions, including a future rate study.

Water System: Despite many written warnings, members and contractors continue to dig very close to the meter or work close to the meter without notifying the Water System Manager. Meters cost about \$400 each, and the cost of replacement will be assessed to the responsible member, should it be damaged. Please contact hmcwater@herronisland.org or 206-707-4645 to let the Water System Manager know what you would like to do, before a mishap. Damaging a public water system is a criminal offense, and you could be liable for damages, so please avoid this problem.

Fire Department Liaison: No report.

Land Use: Committee Report (Merry Kogut):

"The Land Use Committee (LUC) continues to work with the Board on its review of its recreational vehicle policy and accompanying "Form 13." It has submitted a spreadsheet of all recreational vehicles on the island that was current at the time the spreadsheet was submitted.

With help from former Chair Kathy Deuster, LUC is working on the Board's request of an inventory of members' possible encroachments on HMC property.

We don't know who has jurisdiction, but LUC is making an inventory of ditches alongside HMC roads that owners have failed to maintain. During our very wet March, 2014, many unmaintained ditches caused flooding of neighbors' properties.

LUC will work with the Roads and Water Committees to address this problem, and recommend to the Board and Boosters that we all sponsor a work party to help owners who are physically or financially unable to keep their ditches cleared and flowing. "

The current island rules address ditches, and space between owners' properties and HMC properties, and so have past versions. The current rules state:
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C-9 Ditches and Culverts

a. Owners shall maintain ditches and culverts between their property and the maintained roadway to keep them flowing freely and to prevent erosion and flooding. (Class C). Work done by property Owners to keep roadside ditches and culverts clean does not require a permit or permission from HMC.

b. Ditches may not be covered over and culverts may not be installed without the prior written approval of the Board or the Island Manager after the submission of plans for the work.

C-10 Owners who desire to do work or have work done on Herron Island roads or within any HMC-owned road right-of-way, other than maintaining ditches and culverts per Rule C-9, and whether the work is done on part of the maintained roadway or not, must first obtain written approval from HMC, as evidenced by an Encroachment Permit (HMC Form 11), available from the HMC Office.

C-11 Owners shall keep grass and other groundcoverings on the roadside between their property and the maintained roadway clean and trimmed. If an Owner does not maintain this area clean and trimmed, HMC may perform the maintenance and charge the Owner for the work. (Class C) Note: Failure to keep grass trimmed could create a fire hazard; a cigarette improperly disposed of in the grass can easily start a fire.

Manager's Report:

Pierce County is embarking on an update of the Comprehensive Plan, which could eventually result in some changes in zoning. Any property owner who is interested in a rezone should contact the County at Realize 2030 – Comprehensive Plan Update. HMC has submitted a request regarding the impact of the Shorelines Act on a small island (200 foot setbacks required for many activities), a zoning review of the pump station site, and a rezone to allow certain commercial activity to take place. Formerly there were a few places on the island which were zoned Commercial, but in the last rezone the entire island was tagged R-10 (residential).

HMC has worked through issues with a Member regarding excavation into an HMC roadway easement and reached an agreement without litigation about restoration of the property, to be accomplished by October 2014.

Pierce County has recently adopted amendments to its Building Code strengthening the County's ability to abate public nuisances arising from abandoned or unmaintained structures. Anyone with a concern about such a structure on Herron Island should contact the County Planning & Land Services Department. HMC has used this avenue to alert the County to a handful of residences on the island which may be subject to the new regulation.

Emergency Preparedness: Committee Report.

Parks: Committee Report (Tracy Anspach): “If the weather behaves itself, Terry Fletcher will be cleaning the docks and Tracy Anspach will be staining them before they are launched on April 19th. There is still some float work to address that morning and we’ve got the equipment ordered to get the job done. NOTE: Dock installation set for 9 a.m. April 19th – great volunteer opportunity!

Parks is also recommending the purchase of a Cub Cadet LGTX1054 mower to replace the existing mower. Mowing will be done by HMC employees. Although Parks put out word that they were accepting bids, they did not hear any interest. Future projects will include fencing around the sport court, so stay tuned.

Terrill and Tracy hope to see you all at North Beach on April 19, for the work party.”

Roads: Committee Report. Arrangements will be made soon for road grading and delivery of gravel via barge to the island.

Rules: No outstanding complaints.

Herron Island Ferry:

Ramps: The meeting scheduled for April 8 has been rescheduled to 1 p.m. April 18, at the Community Building. This meeting will be an opportunity to discuss condition of the ramps, alternatives to the current ramp decking, the process and timing for the work to occur. One more meeting will take place April 25th, prior to the presentation of recommendations to the Board at its May meeting.

Legal Liaison: We currently have 15 active delinquencies, of which 8 are with the attorney for action. Delinquency rate of 3.9%. Last year at this time we had 16. Currently, HMC has 387 Assessable Units and 397 Water customers.