



The Beachcomber



HMC Newsletter

Jan-Feb 2005



<http://www.herronisland.org>

President's Message

One thing that never seems to change on our island is the wide range of members' expectations as to what the function and authority of our board of directors should be. Some expect the board to act as a police force as well as building code enforcement agency, civil and criminal court, judge, and jury. Others would prefer total anarchy and think that any board intrusion is a violation of their constitutional freedoms. Actually, state law and our bylaws are fairly specific in defining board authority and limitations and I think it behooves all of us to become familiar with them.

The state legislature has specified top-level restrictions on how we, as a nonprofit corporation and homeowners' association, are allowed to operate. Included are controls of our association name (the word "company" is not allowed in the name of a nonprofit corporation), how we present and ratify our annual budget or special assessments, the requirements for open meetings, and the authority of members to examine association records and remove directors from the board. Links to these state codes are provided at the top of the Island Documents page of our island web site. The homeowners' association section is short and written in reasonably plain English, and is well worth spending a few minutes reviewing.

One interesting section of the code specifies that a majority of the total membership is required to reject a proposed budget, rather than just a majority of the voting members. In our case, as well as that of most homeowners' associations,

this virtually guarantees ratification of any proposed budget since we rarely have more than half of the membership bother to vote, much less agree on anything. Another part of the code states that, with certain exceptions, board meetings are open to all members *for observation*. Those few of you who attend board meetings know that we welcome questions and comments from members, but the board is not obligated to allow members to speak. I think the legislature's intent was that board meetings be used to conduct board business and not be allowed to degenerate into unruly town meetings where irate citizens get to skewer hapless politicians. There is, however, a requirement for at least one association meeting each year where all members have a right to speak freely.

Within these government-imposed limits, we are free to define our own bylaws and rules. Included in our bylaws are detailed descriptions of the board of directors, the annual assessment, the use of common property, and restrictions on use of private property. We used to have strict controls on appearance and use of our private properties, but when we had a vote on the subject a few years ago the overwhelming feedback from the membership was that HMC should not be telling members how to use their own land. Our new bylaws were written with this mandate in mind.

Our island rules are enforced through a complaint and hearing process by our rules committee. Nowhere in our bylaws are board members given any real-time police authority. If you have a problem that requires immediate police action, call 911. Less urgent issues involving the common property will be handled by the rules committee



The Beachcomber



HMC Newsletter

Jan-Feb 2005

while neighbor-to-neighbor disputes involving private property must be addressed through the civil courts.

What powers do we, as HMC members, have to control the actions of the board or employees? First of all, we as HMC members have no direct authority over employees. They have one and only one boss: the island manager. He, in turn, reports to the board, who is elected and can be recalled by the membership. If a board loses touch with the membership to the point that members feel the need to take over administration of island matters, the bylaws allow for a minimum of 10% of the membership to call a special membership election. This election can be for the purpose of either recalling any or all of the board members or for changing the bylaws. Notice of the meeting and ballots are then sent to all members, who are given the opportunity to mail in their ballot or attend the special meeting.

All of this information and more is available on our island web site. Regardless of our personal opinions or agendas, communications among us can only be improved by learning the facts about the laws and rules under which we operate.

On another subject, Joseph Pentheroudakis has resigned from the board and rules committee because of off-island commitments. In addition to volunteering to serve on the board and as rules committee chairman at a critical time, he created a hyperlinked version of our rules for the web site. This enables the reader to click on the table of contents and easily navigate to the desired section of the document. Joseph has agreed to do the same for our revised online bylaws document, due in

February. Clarrie Jones has volunteered to serve on the board as Joseph's replacement and was appointed in December. Clarrie is the husband of our office manager, Patty, and comes to us from the United Kingdom by way of Ohio. After many years of service to the island in various capacities, including board president, Mary Turpin has once again stepped forward and has agreed to replace Joseph as rules committee chairperson. Thanks to you all!

The slow and deliberate process of obtaining permits for our new water tank is progressing. The special assessment funds have been placed in the water reserve account and construction will begin this spring.

I hope you all had a great holiday season and please email me at President@herronisland.org with any questions or comments.

Ken Freeman





The Beachcomber



HMC Newsletter

Jan-Feb 2005

Important Phone Numbers

Island Manager

Doug Allen (253) 884-9350

HMC Board of Trustees

Ken Freeman, President (253) 884-2749

Bill Zazzo, VP & Water (425) 823-1902

Fred Fath, Secretary/Treasurer (206) 246-7016

Al Moren, Land Use & Roads (253) 884-2721

Clarrie E. Jones Unlisted

Additional Responsibilities

Nick Huff, Transportation (253) 884-4663

Dick Mowry, Water Field Examiner (253) 884-7663

Dick Zottman, Water Field Examiner (253) 884-9920

Mary Turpin, Rules & Regulation (253) 884-3989

Tracy Anspach, Parks (253) 588-1921

Patty Haenen Jones, Office Manager

**Herron Island Office Hours: Monday 9:30-12:30;
Tuesday and Thursday, 9:30 to 4:30. The office is
CLOSED Wednesday, Friday, Saturday, and Sunday.**

Office Phone: (253) 884-9350

Office Fax: (253) 884-5047

Website: <http://www.herronisland.org>

Office Email: Office@herronisland.org

Manager email: HMCManager@herronisland.org

Beachcomber: hjonesp@yahoo.com

Emergency

911

Ferry Cell phone

(253)691-1457

(Cell phone to be used for scheduling heavy loads, big vehicles or having something in tow, and for information regarding ferry services.)



Delinquency List as of JANUARY 2004

BIDDLE, CURTIS—COPELAND, MICHAEL—CRAVENS, BONITA MAE—FLADAGER, DAVID—JEZ, CAROL—KIRK, LeeRoy—KIRK, M (Estate of)—LAWRENCE—LEHMAN (DROUILLARD)—MARTIN, Sarah—MCINTOSH, DON—MCRAE FAMILY—MUTHALA, SALEH—NORMAN, MARY—O'NEILL, MARK—OVERLAND (Estate of)—RUCKS, TERRY—SMITH II, EDWARD—TCHOCHIEV—TITZLER—VOGEL, TERENCE—WAGEMANS, GREGORY

Ferry Business

- **Call ahead if you are planning to use the ferry for a trailer, boat, or large vehicle!**
- **Only those guests with valid passes will be allowed on the ferry.**
- **Plan your arrival at the dock at least 5 minutes before the scheduled time of departure.**
- **Walks-ons are not to be on the dock or ramp when cars are being loaded. Watch crew for permission to board.**
- **Only service and delivery people may charge fares.**

LATELY WE HAVE EXPERIENCED GUESTS AND SERVICE PEOPLE EXPECTING TO COME OVER TO THE ISLAND WITHOUT GUEST PASSES. THIS VIOLATES THE ACCESS POLICY THAT WAS PUT IN PLACE FOR ALL OF OUR SECURITY. PLEASE MAKE SURE YOUR GUEST HAS A VALID GUEST PASS SIGNED BY YOU TO ENSURE THEY ARE ABLE TO RIDE THE FERRY. PROVIDING GUEST PASSES IS NOT PART OF THE DECKHAND'S JOB.

Beachcomber News Items need to be submitted to the HMC Office by the Friday after Monthly Meeting. Items MUST be typed or emailed. Your name and phone number is to be included in case there are any questions. Paid advertisements are to be arranged through HMC Office.



The Beachcomber



HMC Newsletter

Jan-Feb 2005

HMC Management Board Meeting Summary January 8, 2005

Administration

- Per management request, the Board agreed to have HMC use QuickBooks computerized checks in place of standard printed checks.
- The Board approved a merit step raise for Captain Steve Wiggins.

Information items

- The Doug Collier CPA office has been notified of our intention to continue having Donna Smith (who has left their firm to start her own) handle our bookkeeping and accounting. We have asked the Collier firm to continue doing our annual audits.
- HMC has been notified that that our unemployment insurance rates have again been lowered, since we have had no claims since 2001.
- HMC has been notified by the Department of Labor and Industries that our worker's compensation insurance rate has been lowered. We have been claim-free with L & I for more than three years.

Emergency Preparedness/Fire Department

- A report to the Board was prepared by FD volunteer Firefighter-EMT Michael Jones.

Transportation



The Beachcomber



HMC Newsletter

Jan-Feb 2005

- The new Captain-trainee intern has started working with HMC to upgrade his license.

Roads

- Minor repairs are being handled (in Dick Mowry's absence) by Allen Moren and, in one case, Dick Kusander, using Mowry's equipment.

Water

- The Tacoma engineering firm we engaged to handle our Pierce County building permit process, Apex Engineering, is moving forward with it. They have identified several additional items that the County will require and that information has been given to the Project Engineer, Montgomery Water Group. HMC will have to take some photos ASAP of the reservoir site in order to try to avoid the need to submit a wetlands verification. We also have to now send in the initial fees associated with obtaining the building permit.
- MWG is also now working with the Red Valve Company to utilize their patented "Tideflex" mixing system in our new reservoir. A preliminary plan has been completed. The use of three of their valves will circulate water and prevent "dead" (stale) zones in the stored water, which is expected to dramatically reduce the likelihood of bacterial development inside the reservoir.



The Beachcomber



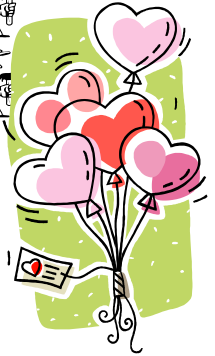
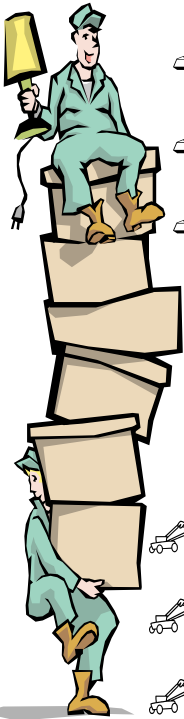
HMC Newsletter

Jan-Feb 2005

HERRON ISLAND INTERIOR PAINTING

LINDA MOREN

253-884-2721



HERRON ISLAND YARD MAINTENANCE

ALLEN MOREN

253-884-2721



ESTIMATES BY THE YARD

*Also works with Tansy

*Appliance Disposal





The Beachcomber



HMC Newsletter

Jan-Feb 2005

BOOSTERS

Our winter activities continue as we work on the schedule for the summer. At each of our scheduled activities we will collect non-perishable food items for the food bank at Lakebay.

February 12

- Line dancing and finger food potluck. Please bring finger foods: appetizers, snacks, or desserts. (We will NOT have a meal.) There will be a line dancing instructor to teach us and there will also be plenty of opportunity for traditional dancing with your sweetheart. Valentine's Day is just two days later. We will have a Herron Island sweatshirt raffle at the dance. Tickets will be \$1.00 each.

March 12

- Entertainment/Variety Show and potluck. If you play a musical instrument, sing, or dance **and** will be a part of our entertainment, please call Kathy at 253: 884-6898. David and Sina Clauson will take part. Maybe George Newcomb will play "Taps" for us.

April 9

- Boosters meeting and potluck. If you can volunteer to help with any of the summer activities, please call Kathy at 253: 884-6898. Booster sweatshirts, etc. will be on sale at the pancake breakfast and the flea market.



The Beachcomber



HMC Newsletter

Jan-Feb 2005

BOOSTERS

New This Summer

- No cost co-ed baseball every Saturday evening in June, July, and August. There will continue to be charges on the holiday weekends. Boosters will sell hamburgers/hot dogs, sodas, and water.

May 28/29 Memorial Weekend

- In addition to all our regular holiday weekend activities, Saturday we will have a membership drive pancake breakfast in the Community Center. Sunday morning we will have a Boosters' Flea Market (the only one this summer.) If you have any items to donate for the Boosters' Flea Market, call Kathy at 253: 884-6898. Tables will be available to rent (\$5.00) for individuals. The Garden Club will have a plant table. Booster sweatshirts, etc. will be on sale at the pancake breakfast and the flea market.

July 2/3 Independence Day Weekend

- All the regular holiday activities including parade and selling Booster sweatshirts, etc. Flea market tables will be available to rent (\$5.00) for individuals.

August 6

- Dinner and Auction at the Community Center. Plan now to attend. Please donate something and take your donated item to Cindy Denny or Kathy Deuster.

September 3/4 Labor Day Weekend

- All the regular holiday activities including parade and selling Booster sweatshirts, etc. Flea market tables will be available to rent (\$5.00) for individuals.

October 8

- Boosters' Board Elections



The Beachcomber



HMC Newsletter

Jan-Feb 2005

- 22405 N. Fir St. KPN
Building lot w/view \$25,000

- 1115 E. Madrona Blvd KPN
Level lot with water power & septic in! \$39,900

"By listing & selling Herron Island properties I am able to support islanders by recommending them in their field of expertise whenever the opportunity arises."

FOR RESULTS CONTACT:

For Sale! SOLD! For Sale! SOLD! For Sale! SOLD! For Sale! SOLD!

DALLAS AMIDON, Resident Island Realtor

253-606-0972 Direct~

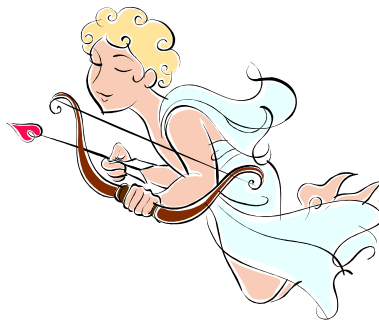
877-428-4996 Message~ Home 253-884-6166

Visit: www.HerronIsland.com E-mail: HerronIsland@hotmail.com

Windermere Key Realty, Inc

See our ads in the Real Estate Book, Homes & Land, Peninsula Gateway, Tacoma News Tribune, & Key Peninsula News...*working hard for you!*

Watch www.HerronIsland.com for new listings & updates~





The Beachcomber



HMC Newsletter

Jan-Feb 2005

911

Herron Island Emergency Preparedness Group (Pierce County Neighborhood Emergency Teams)

PREPAREDNESS MEETING - 10:30 a.m. 3rd Saturday of every month at the Fire Station/Community building

Happy New Years to all of Herron Island! This past year the island has gone through a great deal of changes. Claudia Jones has stepped down as Director/Chairman of Emergency Preparedness. Even though this has happened, by working together we can make our group become one of the most well known emergency preparedness groups in the state of Washington. I invite all of you to come join us at our meetings and help to make this a reality.

As we warm up for the new year, I wish to mention that we are in the process of having a sign-up for a First Aid and CPR class, to be hosted here on the island. These classes are FREE to all emergency preparedness members. We need a minimum of twenty people to sign up, so please come forward to take advantage of this training. We are leaving the date open to allow for varied schedules. Just let me know through the main office what day of the week would be best. Remember, First Aid and CPR are valuable skills to have, you never know when you might be able to save someone's life.

Our emergency preparedness group also needs more volunteers to increase our response capabilities. Becoming a PC-NET volunteer takes very little work each year to ensure year round protection for the island. Although there are many positions open in our emergency preparedness group for which you can train for, one in particular, 'Sheltering & Special Needs,' is one that requires minimal time and effort yet is exceptionally important. Each S&SN team member is trained in First Aid and CPR and given a large first aid kit with emergency rations. The purpose of this role is that in the event of an emergency, we have designated homes where we can place people with relatively minor or no wounds to stay for a short time to rest while we aid others in need. Anyone interested in taking up this noble cause should contact me and I will bring that person up to speed.

Also for any interested member that joins our emergency preparedness group, each person will be given a free helmet kit which includes a flashlight, emergency whistle, safety helmet, emergency vest, work gloves, and safety glasses. First Aid certified members will be given a side pack with first aid kit.

Come join us in safeguarding our homes!

Michael D. Jones
First Aid Team Leader





The Beachcomber



HMC Newsletter

Jan-Feb 2005

January

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 New Year's Day
2	3	4	5	6	7	8 Board Meeting 10am Booster 6pm
9	10	11	12	13	14	15
16	17 Martin Luther King Jr. Day	18 Winnie the Pooh Day	19	20	21	22
23	24	25	26	27	28	29

February

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2 Groundhog Day	3	4	5
6	7	8	9	10	11	12 Board Meeting 10am Booster 6pm (See Boosters Info)
13	14 Happy V-Day!	15	16 President's Day	17	18	19
20	21	22	23	24	25	26 HIEPG (PC-NET) 10:30am
27	28					

WELCOME ALL NEWCOMERS!



Get involved! We need you! It's fun!

BOOSTERS

The Beachcomber

HERRON MAINTENANCE COMPANY

P.O. Box 119

Lakebay, WA 98349

PRSRT STD

U.S. Postage

PAID

Lakebay, WA

Inside this issue...

- *President's Message*
- *Island Manager's Report*
- *Herron Island Emergency Preparedness Group—PC-NET*