

Island Manager Report

March 19, 2011

Administration:

1. **CenturyLink Service:** Workers came out to repair the cable last week. According to Doug Culbert, Area Plant Supervisor for CenturyLink, the outage was longer than planned, but the job went well. There is another engineering project in the works to provide additional high speed internet service to the island. According to Mr. Culbert this should improve speeds and is scheduled to be completed by the end of this month.
2. **Volunteers:** Many thanks to the volunteers who put together the Water Ballot – Nancy Wells, Sandra Davis, Jean Mellor, Sabra Duback, and Mike Shettlesworth. These volunteers, and the ballot counters, are among the many that reduce the HMC Management election expense by contributing their time and energy.
3. **Standby Deck Hand:** We have had just a few applications for standby deck hand and after this round of interviews, may post the job announcement again, locally in the Key Center area. John Farris and I have conducted one interview so far, and hope to set another. At present, we have only one available standby deck hand.
4. **HMC Mainland Parking Lot:** The mainland parking lot has been surveyed by Thornton Survey of Gig Harbor, and is marked with rebar. The recorded survey will be available online with Pierce County next week.
5. **July 4 Security:** During Labor Day weekend HMC Management hired a Pierce County deputy to provide security overnight. Perhaps we should hire again, for July Fourth weekend, to help avoid the disturbances that occurred last year and resulted in two rules complaints. If so, we can approach the same deputy to see if he is available.
6. **Island Cleanup:** Pierce County sponsors a Community Assistance & Public Education (CAPE) program, under which the County will arrange a meeting to discuss cleanup assistance programs – waste disposal, storage and recycling, provide handouts and discuss County rules and regulations related to land use and junk vehicles. This can be followed by a community cleanup day, and Pierce County will assist with paperwork needed to remove junk and trash. If properties are qualified, litter credits can be issued to dispose of one ton of trash for free. We are hoping that there will be a volunteer group interested in pursuing this. The alternative would be to contact the same recycle firm that came out last year and follow the same procedure, which resulted in at least one truckload of recyclable metals leave the island, at no charge to the HMC Management.
7. **Derelict Vehicles:** Two new letters have been sent out regarding derelict vehicles. We hope that the response from members this year will be as positive as it was last year, when four of the five contacted responded positively. Removal of vehicles on West Herron seems to have stalled, and we are in touch with Pierce County Code Enforcement regarding when it will resume.
8. **General:** There have been recent reports of contractors and members/guests exceeding the island speed limit, and killing a deer. Vandalism continues to be a problem at the ball field and any witnesses should report to the police and/or to the office for follow-up. Finally, some island properties are being defaced by stickers. Feel free to remove these.
9. **Assessments:** Spring assessments will go out in the mail April 1, and are due back in the office no later than April 30.

Water System:

Member discussion has been active and the office has been contacted a number of times for additional information. The actual ballot count will take place at a special meeting following this, and results posted on the web site. We've continued working through the USDA process in the event that members approve this alternative and have completed all requirements to date.

Water Maintenance and Operation:

This most recent coliform test was taken January 24, 2011 at 901 W. Yew Blvd. Results are satisfactory.

Along with continuing with rat traps at the pump house for another month, we have ordered screens to keep bats out of the building.

Fire Department Liaison: Spring Burn: Questions have been raised about having a spring burn this year, because of difficulties with the way that materials were deposit at the burn site, and unhappiness on the part of a few members about the early start on the burn pile. The Fire Department is willing to issue a \$30 permit, as in the past, but the discounted equipment and labor offered to handle the burn may not be available.

Anyone interested in volunteer fire fighting should contact the fire district.

Land Use: As general reminder, members should check their properties to determine if they might be encroaching on HMC rights of way. This question becomes more critical as water system replacement approaches and surveys for the new line begin. Questions should be referred to the Roads or Land Use Committee.

Emergency Preparedness: Mike Davis will report. The Committee is requesting a new location for the emergency radio transmitter, which is now at Mike Davis' house. The request to use the pump house instead raises questions of security at the pump house, and we would recommend that the transmitter stay in the Community Building, or perhaps be placed in the ferry shed.

Legal Liaison: Three delinquencies are being resolved by the island's collection attorneys: Marcinko, Ruckstein, and Tchochiev. Two of these are making payments; one is in foreclosure. Three others recently forwarded are McNally, Smith, and Worden.

1. The Board and the Island Manager have reviewed the legal services provided to HMC Management and have decided to obtain new legal representation for the island. Members of the Board and the Island Manager interviewed several law firms and, based on those interviews, the Board has selected the Tacoma firm of Davies Pearson as our island attorneys for general representation and for collection matters. The Strichartz Law Firm will continue to represent HMC Management with respect to a handful of outstanding delinquencies but, once those are resolved, HMC Management will no longer be using the services of that firm.
2. As a side note, the volume of delinquencies has declined dramatically over the past ten years, and now stands at about 2% annually. In 2001, the HMC Management was dealing with 26 delinquencies, contrasted to the 6 outstanding today, and only 5 in 2010. Law firms we interviewed were surprised by this low volume, which speaks to the overall efficiency of the system, and the resolve of the Board and members to pursue delinquencies.
3. Recently, the Board received a complaint regarding business use of residential property. The members were requested twice by letter to provide information as to how their business met the requirements of HMC Bylaws Section 11.2. The members retained an attorney to lodge a

complaint, but have not responded to the HMC letter, and so the issue remains unresolved at this point. Because they communicated through their attorney, the attorney for HMC is responding via legal counsel.

Parks: Parks Appreciation and Earth Day is April 16, and docks will go back in the water April 23. There will be plenty of volunteer opportunities both days. The Parks Committee will meet again March 26th.

North Beach Marina: KPFF has completed survey and bathymetry work at the marina. The next phase of work will involve permit application, review and approval and may take several months.

Roads: Committee Report.

Rules: There are no open complaints.

Transportation:

A new Coast Guard rule regarding Passenger Weight and Vessel Stability goes into effect December 1, 2011. The Coast Guard has adjusted the average estimated weight of Americans from 160 lbs. to 185 lbs. and has directed that passenger vessels adjust their passenger/crew loads accordingly. This could have meant a significant reduction in passenger load for the Charlie Wells; however, Capt Farris suggested that we review the original weight and stability data for the ferry. This revealed that the builders, Nichols Bros. used 165 lbs originally to determine passenger load. As a result, the passenger load for the Charlie Wells will be reduced from 49 passengers and 2 crew to 45 passengers and 2 crew.

Technology: Fred Fath continues to work on an iPod application which may satisfy our electronic ticketing needs.