

Island Manager Report
March 14, 2015

Administration:

Volunteers: This last month our volunteers assisted with the installation of fence posts at Goodpastor Park. Others have assisted with records filing and disposal. Terrill Chilson has once again done an excellent job on producing our ferry brochure. Thanks to all.

A madrona tree which graced the trail at South Beach was chain sawed in half by an unknown party. All trees, tree stumps, and other fallen material on HMC property belong to all the Members of HMC, and none are to be removed without permission from the Board of Directors or Island Manager. If you witness something that appears to be a violation, let the office know immediately.

The Beachcomber will include a recipe for weed and tansy control that is not damaging to the natural environment.

Reserve Study: We've completed providing information to Association Reserves to update the reserve studies for water and HMC. These studies are published annually for review by the membership, as required by State law. Every third year the reserve study must include an onsite survey.

Water Operations: Charles Smith, Water Distribution Manager, advises that it is time to flush the water distribution system, including all 41 hydrants. This process is done to ensure that we maintain high quality water in our system and that all of the facilities are working properly. This work will be done starting Monday, March 23 and continue through Friday, April 3rd. The work will include flushing the water distribution main lines, operating the valves on the system and verifying the operation of the wells and reservoir.

During this time there may be minor and temporary fluctuations of water pressure between 9 a.m. and 5 p.m. Charles will be working in the roadway to uncover some of the valve lids that have gotten buried. Please watch for him. If there are traffic cones in the roadway, please use an alternate route. Also, please **do not** drive over the fire hose if it is in the roadway. These hoses are expensive and not easily replaced.

Members who need service on their side of the HMC meter need to hire a contractor to do the work. HMC will not perform work on private property, except in case of emergency. If such an emergency occurs, the Member will be charged for the service.

Water Committee Report: The Water Committee is prepared to present to the membership the new water billing process and draft bill. The meeting is set for April 11, at 1:30 p.m. at the Community Building. Members attending will be provided with a **sample** bill for their service, based on actual usage. Actual billing on a tiered use basis will begin in the next budget year, which starts October 1, 2015. Billing for actual water usage will begin with the November water bill.

Watch your email box for the next edition of "Tapped!"

Thanks to some very hard work by Fred Fath, we are now able to import the billing data into the QuickBooks program to generate bills. This gets us over a major hurdle. Thanks to Fred for his talent and great persistence in conquering the programming hurdles!

Fire Department Liaison: We should train another fire engine driver or two, as we are currently down to two certified drivers. Drivers have the job of moving the engine into and out of the Community Building on Board meeting days and for other events. When we have a couple candidates, we can set up training. Anyone?

Land Use: The County Comprehensive Plan amendments continue to move forward, including the proposal to allow contractor yards in the R-10 zone. The next step will be for the County Council to act on the Plan, following which permit requirements will be developed.

Emergency Preparedness: Last month we were approached by representatives of Pierce County Medical Service Corps regarding a data gathering project to determine the level of community preparedness in the event of disaster. The project requires that interviews be conducted of a sample of residents. Mike Gage has volunteered to attend the interview training on March 14, and to conduct the interviews.

Parks: Committee Report. Fence posts have been installed. Some of the PenLight poles are inside the fence line and we have contacted PenLight regarding their removal. We have requested that all poles be piled at the west end of the Goodpaster Park parking lot. From there it may be possible to reposition some of the poles along the edge of the park. The swing set is partially installed. We've heard from some Members eager to play pickleball on the sport court, which awaits lining and nets.

The "dock party" will be Saturday, March 28, at 12 noon to reinstall the floats at North Beach.

A very tall Douglas fir tree was removed on Tuesday from the park. Large sections of the tree will be placed along the beach, behind the bulkhead to help reduce damage and erosion. Two other dead and/or diseased trees were also removed. Two other tall first show signs of disease and may need to be removed next year. Chippings were deposited at Nature Park and Goodpaster Park and are available for the taking.

Wood chips from the tree branches are available to Members at Nature Park; a small pile of fireplace logs is also available to Members, next to the Rose McGinn Pavilion. **Do Not,** however, cut anything from the big logs. They will be reused along park property.

Parks Committee needs Members! Please contact Tracy Anspach if you'd like to help with planning and organizing parks improvements and maintenance. Volunteerism saves \$\$\$.

Roads: Committee Report.

A barge carrying 1600 tons of road rock will cost \$36,254, and scheduled for mid April arrival. The gravel will be spread on roads, or stored at the pump station if not immediately needed. The Committee also discussed road grading, culverts and drainage work. Members can help with road and drainage maintenance by clearing the ditches in front of their properties, and by clearing debris from culverts. There will be more on this in the March Beachcomber, published later this month.

Rules: No outstanding complaints.

Herron Island Ferry:

Ferry Ramp Painting: The bid documents for ramp painting will be ready within the week, and the call for bids issued on or about April 1. After much discussion, the date for commencement of this work has been set as **Wednesday, September 9.** This date takes advantage of the better summer weather, but follows the busy Labor Day weekend. The ferry will not be available to vehicle traffic for approximately 30 days, although foot traffic will be allowed in the mornings and afternoons. Specific schedules will be better known when bids have been received and reviewed. HMC will also attempt to make arrangements for parking lot security during the construction period.

Dolphin Replacement Project: The RFP for engineering and design of the replacement dolphins was issued on Friday, March 6, and mailed to 13 firms specializing in marine construction. The firms were chosen from among those known for marine construction, including firms recently engaged to do dolphin replacement projects from Alaska to the Columbia River.

The Board previously discussed increasing to \$200 the amount of delinquency which could be paid on board the ferry. This requires an amendment to the Ferry Access Policy, by Board action.

At the last meeting, an issue was raised regarding the amount of petty cash carried on board the boat. This has been administratively resolved.

Technology: No report.

Legal Liaison: We currently have 14 delinquencies, nine of which are with the attorney for action, and two of which are making installment payments. Another member successfully completed their installment payment plan. Delinquency rate of 3.6%. One is for less than \$200. Last year at this time we had 13 delinquencies with 8 at collections. Currently, HMC has 384 Assessable Units and 397 Water customers.