

HMC Board Meeting Minutes November 9, 2019

Call to Order & Welcome: Reed West, President

Introduction of Board Members/Roll Call: Reed West, Chet Latimer, Ferd Reichlin, Kathy Deuster, and Merry Kogut; and Jane Wooster (Island Manager)

Motion was made and approved unanimously to suspend the traditional agenda and adopt one in which membership input would be made after the committee reports.

Treasurer's Report and HMC's Bills: Ferd Reichlin, Treasurer: Bills looked normal; catching up on maintenance increased expenditures for the fiscal year 2018-2019 over the budget.
Motion to Pay Bills – Reed. Approved unanimously

October 2019 Board Minutes: Merry Kogut, Secretary. Motion made; unanimous vote to accept

Communications/correspondence – Merry

1. A Member asked whether it's possible to submit assessment payments instantly via direct deposit, PayPal or Venmo, and, if not, to please have the Board consider.
2. A Member suggested the Board contact the WA Dept of Fish and Game and ask if they would send out a biologist to assess the health of our wild animal population.
3. A Member contacted Member Input expressing concern about feeding the deer.
4. A Member phoned the Board Secretary, stating that non-Members have been parking in the mainland parking lot and digging for clams on both the County's beach and the mainland homeowners' association's property.
5. CenturyLink sent HMC a Notice of Security Incident (boilerplate)

Island Manager Report – Jane Wooster. Discussed her written report.

Committee Reports

Maintenance (Gary Wanzong): Jane reported 18.29% increase in ferry fuel cost.

Parks (Dale Miller): Met and discussed letter from Kathleen Nelson and Karen Dorans regarding dog park proposal. Going to find out a few more things; hope to get something to Board at December meeting. Going to do some more kayak racks at North Beach; Dale looking at costs. Nature Park – looking at it...want to make a little trail if there's enough room between wetlands and the park. May put up a few little signs about plants and so forth

Policies (Mike Gage): Kathy D reported – committee met last week. Working on several policies. Lots of work on the ditch and road policies; going to hand those to Roads for their input. Mike and Judy Gage will maintain policy notebook. Next meeting 12/10.

Roads (Dan Marten): Thanked Charlie Folk who helped patch potholes; installed grate at bottom of So. Herron Blvd; Mountain View Grading here Monday to do some touch-up grading (two days); work party 11/16 at 9:00 am – pruning branches, especially on West Herron. Boosters will provide lunch to volunteers. Kathy noted, “If you see grading in progress, go the other way.”

Emergency Preparedness/Mainland Security (Ken Higgins): Reminder to change batteries in smoke detectors; have a carbon monoxide detector, too. Handed out budget for mainland security system – about \$1800. 16 channel DVR. Don’t know if we can get license plate recognition at mailboxes but this system will provide much better recognition than current analog system. Battery backup only good for 30 minutes; then shuts off, but it may be possible to run it off the generator. Takes seven hours to recharge. About \$1445 for water tower system. Gary – lift rental is \$1200, not \$250 as in proposed budget, so we should install when we’re already renting a lift, next March. Ken – change cameras every five years. \$1800 doesn’t include the two cameras that Ken is donating. System would retain information 24 – 28 days. Ken would volunteer his work.

Water (Frank Harrison) – no report this month. Anything needing to be fixed or inspected is being taken care of. If you have a water problem, notify the Island Manager.

Rules (Beth Owen): Submitted report: One hearing held in October; three new complaints and hearings have been scheduled.

Legal Liaison: There are 18 delinquencies; 11 with our attorney for action.

Jane also noted that under “unpaid bills” - a \$300 estimate and a \$4200 estimate – damage to a wave runner on the ferry. Loaded improperly and crashed into the guardrail. HMC’s insurance deductible is \$10,000.

Old Business:

- Vote – HMC policy updates – Rental of Community Building. Requiring renter to have insurance – can get certificate of liability from homeowner’s policy; shouldn’t be a charge for that. Motion made; passed unanimously.
- ATV policy research & update: Laurie West – reading through on HMC Rules; next will review laws; and then will review insurance. Discussion ensued on whether off-road vehicles are covered by homeowner’s policies. Golf carts probably covered by homeowners; no separate endorsement. Card for the golf cart like card for auto.
- HMC drainage project: Had ongoing project on single lane road – it’s been completed on time and on budget.
- Mainland parking lot security cameras – already covered

- Ferry loading/County road –as noted at last meeting, mainland neighbors complained to Pierce County; County notified us that we'd need to make some changes. Jane W and Reed met with five traffic engineers; County Councilmember Derek Young was also represented. County doesn't like that we park on the road or care that we've been doing it for 61 years. We need to come up with some alternatives that show we're hearing their concerns. EG, what happens when car goes down the road on the wrong side to pass the row of parked cars? Going to continue to work with County and discuss it with them and discuss as a Board. Discussion ensued: Carolyn Anspach – other ferries have this same issue – e.g., Kingston. They want commonsense solutions and so do we. HMC should look at good-intentioned changes if possible. Carolyn – it's not a new problem. Jane – it's not going to go away this time – a couple of very vocal people on mainland. Reed – credit to Jane W to getting Derek Young involved early on. How do we work together to come up with something that will work for everyone? We have to show we're trying. Sherri A – maybe need dedicated lines on the road. Maybe have gaps so people can pull in to get out of way. Reed – don't leave doors open; don't walk dogs on the road. Leslie S – are they still doing the second line? Jane – yes. Jim Davies – what about the bushes that are encroaching on the roads? Jane: County wants to do whatever will cost the least amount of money. Jane says Derek Young says all the money goes to urban planning.

New Business:

- Vote – HMC policy updates. Long term resident tenancy. Tabled for next time because Chet and Ferd hadn't had time to review. Pavilion policy tabled for next time.
- Joint meeting of the Board and Finance Committee – Reed thanked Finance Comm. in advance. Meeting today – get a jumpstart on the budget in advance...work on this as early as possible.

Boosters Report and Announcements – Leslie: Tonight is annual Thanksgiving/raffle/auction. Tomorrow there will be a sale starting at 9:00 am – apparel, calendars, directories, etc. No potluck in December, but on December 6th – make holiday wreaths/swags.

Beachcomber: Deadline for articles to be published is Wed. 11/13

Veterans' Day – recognize veterans in the audience. Gary will put flag up on Monday at NB.

Membership Input: Jim Davies – kayaks at NB. Saw a guy in trouble in a blue kayak who was wearing a machete when he got out of the boat; the boat's been sitting two weeks. , and there's a yellow one that's been sitting, too. Pat Zazzo – mailbox – got hers many years ago – put in forwarding address. Box has been drilled, rekeyed and given to someone else. Pat thought maybe we need a policy on this. Discussion ensued. Dale – kayaks – mark your kayak or get the sticker on it or both. We're not making people move their kayaks – if not marked they'll go on auction for the Boosters. Even with a sticker, write on them with a marker. Leslie - medical emergency that required a special ferry run, but didn't require ambulance. Someone got hurt in the eye and had to go to the doctor—they called 911. Didn't need ambulance but needed a special run. Ambulance may've been on the other side. Person went off in their car to the doctor. If you pay Fire District 16 taxes, you don't have to pay because it was a 911 call. Frank V – wife once drove him to ferry and ambulance met him on the other side. Ken H – ambulance

is private; aide car comes from fire dept. Jim D – devil’s advocate on mainland outhouse being locked. 8-10 years ago when we locked the outhouse, we ended up with our boat lines getting cut. Locking outhouses aren’t going to get rid of the homeless. Problem in the summer when it stays light late and mainland people are out walking and want to use the outhouse. Chet – we received a number of complaints from people on the island about the outhouse being dirty, no toilet paper, etc. Frank – outhouse was clean recently. Sherri A – for Beachcombers – packages – great to have packages delivered to Goin’ Postal for only \$40/year. Carol A – living here full-time, it’s hard to figure out the mail and the packages thing – something for new members to figure out. For new members – put information in new members’ packet regarding mail/packages and community garden.

Executive Session: None

Adjournment: Reed adjourned at 11:19 a.m.