

**HMC Management
Island Manager Report
Board Meeting
January 12, 2008**

Administration

- For Board discussion: how to handle deliveries to island residents by UPS and FedEx.
- A cover still should be built over the island-side ferry terminal generator. A work party and materials will be needed.

Information

- The new miniblinds have already required repair due to rough handling by an unknown person. They need to be moved up or down carefully to prevent damage.
- High tides and beach erosion are creating poor conditions for boats left at the North Beach. Some have already floated away.
- Washington real estate brokers are attempting to get a law passed that according the Community Association Institute (of which HMC is a member) would require all persons doing any property management functions to be licensed real estate brokers.

Land Use

- Most of the items that were present on HMC's property next to the Tim Jones lot have been removed. A fence now needs to be built along the south side of the HMC parcel.

Legal

- A letter was received by HMC's attorney from an owner who had issues with the new policy dealing with renters' access to Member ferry fees. This appears to have been resolved where this individual owner is concerned.

Transportation

- The ferry will be out of service on Thursday, January 17 due to engine repairs. One engine has already been repaired under warranty and the other needs different repairs.
- The safety nets on the ferry are showing their age and probably should be replaced.
- The new Ferry Access Policy and Tenancy Agreements were put into effect but questions regarding their wording were raised by the HMC attorney. He has therefore been asked to provide language that is a better fit with the Bylaws.
- For Board discussion: there is a proposal to permanently change the ferry schedule on Christmas to the one used on Thanksgiving. This would add an 11:30-12:00 run.

Water

- Montgomery Water/Anchor Environmental provided a current cost estimate for putting in the new water distribution system.
- Recent information indicates that there is a possibility that some, but not all, of the cost of replacing the distribution system might be covered by a loan from the State Drinking Water Revolving Fund. Applying for this type of loan is no guarantee that funding will be made available, as various water systems compete for limited funds.

Roads

- A gravel delivery by barge has been promised by the vendor for "after January." Due to the lack of reliability of that vendor, the I.M. recommends doing a trial run bringing approximately 100 tons of gravel to the island by truck.

- Final septic design documents for Cheryl Ugles' septic plan have been received. The next step is for her to have a tight line easement drawn up. HMC will provide an example of a previous easement.
- A residence is being built at the top of the steep hill on the south portion of Fir Lane. This piece of HMC road has not been maintained for many years and has been shown on island maps as not in use. Because a residence will be present there it has recently been determined that the southerly portion, approximately 2/3 of Fir Lane, should again be maintained. Due to lack of past maintenance and the very wet weather this will be difficult until more permanent improvements can be made later this year.