

Island Manager Report
October 8, 2016

Administration.

Thanks to Paula Trent and Ginny Major for all their help with the auto decals. Thanks to Karl Schafer for keeping our driveway clean of leaves and to Mike for his perennial help moving the fire truck and removing our trash cans from the building for pickup. Apologies to those I may have missed.

Property Changing Hands: Twenty-one properties changed hands during the prior fiscal year (October 1 to September 30). We don't keep track of turnover, but this appears to have been a very busy year for sales.

Water Operations:

Broken Hydrant: Northwest Water Systems will take the lead in replacing the broken fire hydrant on Maple Drive. This replacement will not take place before the ferry returns from maintenance in Seattle. Northwest Water has not yet determined how much of the hydrant was broken and is waiting to hear from the supplier.

If things like this happen, report the incident to the HMC Office (253-884-9350) or office@herronisland.org or the HI Water Department (206-707-4645 or HMCWater@herronisland.org).

It is a good idea to use the 811 Call Before You Dig utility locate service prior to doing any excavation.

The Exceptions Report/Leak List - If a member is on the Leak List for September and the member is NOT in residence on the Island, the HI Water Department will be turning the member's water service off at the meter and contacting the member via leak list letter. The water service will NOT be locked by HI Water Department. This is an effort to conserve water resources and help prevent damage at properties that will not be occupied during the winter.

It is recommended by the HI Water Department that if a member is not going to be in residence on the Island for a period of time, that member should turn off the water service at the meter. It is up to the member to provide a lock for the valve at the meter box unless requested of the HI Water Department by the member. It's also a good idea to provide a spare key to a trusted neighbor just in case.

Water Committee Report: Charles Smith will report for the committee.

Fire Department Liaison: Any interested fire volunteers need to get in touch soon with the Key Peninsula Fire Department regarding their applications.

While the ferry is out, the fire department will keep its fire/aid boat at Longbranch Marina. This change in boat moorage will obviously increase response times to Herron Island by approximately 20 minutes. In the event of significant trauma or cardiac event, the department will request the assistance from "Air Lift Northwest". Their response is strictly weather dependent and not a guarantee.

We need to keep a 30 foot space open on the small boat dock to allow fire/aid response. Expect to see the boat on the weekend of the 15 & 16 as the familiarize themselves with the dock. They will also be placing a fire department van in the park for crew transportation.

Emergency Preparedness: Mike Shettlesworth will report. Planning for the ferry to be out of service is a good time to review your emergency preparedness plan and stock up on essential supplies. Mike has also volunteered to mark off the 30 feet required for the fire/aid boat with traffic cones. No other vessels should tie up in this area so it can be kept free for emergency access.

Parks:

With the resignation of Tracy Anspach, it will be necessary to find a new chairman for the Parks Committee. Volunteers will be working on repairing/replacing planks on the small boat docks this fall, and the docks will be left in place until the ferry returns. This means that their removal is not likely to take place until November.

Roads: Committee Report.

We are all wishing Steve Kramer a speedy recovery and return to the island. Not only are we missing our roads contractor, but Steve is a long time resident who often donates his time and equipment to island projects. The Roads Committee will explore options for emergency roads response in case of bad weather, and report back.

There remain several roads projects to improve drainage, increase safety and reduce erosion. Some of these projects can continue until Kramer's Excavating is back in business. Baseline Engineering surveyed three intersections on the island to support various roads projects and identify where the road has meandered, so that we can keep HMC roads projects within the easement. When we have final copies, these surveys will be available to Members on request. Two Members responded to our request for copies of their own surveys, and Mark Anderson researched Pierce County records and sent us copies of dozens of surveys he had found. These will be stored in the HMC property records, and are also available to Members on request. If you would like to review any of these surveys, please contact the office.

The Committee reported that ditch work at 1011 East Herron was complete; the culvert at 1430 West Herron partially completed; gravel replaced on East Herron and the single lane road. Work is continuing on the culvert at East Herron and Maple Drive.

Rules: There is one outstanding rules complaint, and scheduling of the hearing is pending.

Herron Island Ferry:

Fall Ferry Inspection: The ferry will head for Stabbert Maritime in Seattle on Sunday, October 16. The last day running the full schedule will be Saturday, October 15. Members should plan for the ferry to be out for three weeks. The small boat docks will be left in the water for commuters and emergency responders. Information on other preparations will be coming from the HMC Office in the next few weeks. The out of water inspection occurs in even numbered years on a schedule set by the Coast Guard.

Ramp Painting Warranty Work: Long Painting, the painting subcontractor, paid a second visit to make some final touchups on the ramps.

Dolphin Replacement Project: This project is in abeyance while we wait for fall to call for bids. Meanwhile, PND is applying for Pierce County building and demolition permits. The Department of Natural Resources has sent us a 39 page lease agreement on Friday morning, which requires us to complete and submit a sediment sample or environmental site assessment to the State "with adequate time to comment prior to construction". We have referred this draft and sediment requirement to our engineer and permit consultant.

Ferry Crew: Dan Morgan will begin training as a standby deck hand, and we are currently recruiting for both standby positions. Two recent captain interviews did not yield a candidate for training. We are currently background checking a standby deck hand candidate.

Health Care: All five covered employees are scheduled for a health assessment that should result in a lowering of this year's premiums by 7.5%. Employees participating will receive a \$100 Amazon gift card.

Transportation Committee: No report.

Technology: We have been enjoying some tech support from Stewart & Son, helping us set up our new computers, and improving our Internet service.

Legal Liaison: We currently have 12 delinquencies, four of which are with the attorney for collections. Delinquency rate 3.1 of %. Last year at this time we had 18 delinquencies. Currently, HMC has 382 Assessable Units (a reduction of one from last month) and 397 Water customers.