

Island Manager Report
July 9, 2011

Administration:

Volunteers: Thanks to Gary and Beth Wanzong, Leslie Sanderson, Dana Gruber, Kathy Deuster, Paula Trent, Curt Lint, and Carole Crowley -- all for their many hours of help in cleaning the Water Department grounds, painting and cleaning the buildings. Jack Tavenner for the sign, Pat Zazzo, Don and Judy Greinke and Mike Shettlesworth for pulling the fence from Marcinko property back onto HMC property, Dianne DeGood for organizing the safety patrols for the Fourth. And thanks to Linda Moren and Lyn Ritchie for validating ballots on Friday. As to the others who helped with Independence Day security, signs, beach cleanup and other activities, they are too many to name. To everyone who volunteered, THANKS!

We are compiling a list of warmer weather volunteer opportunities and invite anyone interested to contact the office. Please see the new Parks Committee email address below, if you want to volunteer to help with Parks projects.

Independence Day Weekend: The weekend was apparently without major incident, and there was a great deal of fun for those celebrating on the island.

Speeding: There have been concerns about speeding on the Island again. The best enforcement of Rules is by other members, so if you are aware of someone's speeding, please let them know. It's best to resolve differences outside the Rules process, if possible. Concerns about speeding by contractors or other service trucks can be referred to the Island Manager. The 15 mph speed limit also applies to them.

Mainland Parking Lot Vandalism: Members should be aware that we are once again experiencing vandalism in the parking lot. If you can avoid leaving a vehicle overnight, please do so. If vandalism occurs, you can help by reporting the crime to the Pierce County Sheriff at www.lesa.net.

Copier: We have repeated and persistent problems with the aging Konica copier in the office -- it has over a million copies on it. The service contract is now before us for renewal. Mark Anderson and others have been researching the used copier market for us and the Board may wish to approve purchase or lease of another copier.

Finance: The Legislature enacted legislation in this last term which will require as of January 1, 2012, that Homeowner Associations with significant assets (such as HMC) must either disclose to prospective buyers a copy of the Association's reserve study, or disclose to prospective buyers that they have no reserve study. More news on this will be forthcoming in the next few months. For several years, HMC Management has been accumulating reserves, but there has been no long-range capital replacement plan for HMC's many significant assets. Maintenance and routine servicing have been deferred in some areas, and cannot be delayed indefinitely. Therefore, the Finance Committee is working on a long range plan for maintenance, replacement or renovation of island infrastructure.

Ballots on Website: A few members have requested that previous ballot issues be posted on the HMC website under "Island Documents". Pat Zazzo has agreed to take on this task, which requires research into archived meeting minutes.

Derelicts and Nuisances: Last month a Member asked when the popup trailer at the old store could be removed. Over a year ago, the property owner paid Horseshoe Lake Towing for its removal and, during the past month, I have telephoned Horseshoe Lake Towing three times, and gotten no results. Again, a promise to be out in two weeks.

Water System Project: There is no committee report this month. Steve Chapin will be scheduling a meeting later this month.

The Project Report has been submitted to the State Department of Health for review. This report makes some significant design changes from the system in the original Water System Plan, downsizes pipe in some areas, relocates hydrants, and includes the results of hydraulic testing models to validate the design. The Project Report was submitted approximately two weeks ahead of schedule. Northwest Water Systems is now working on the first draft of bid documents.

Two Reminders: First, during the water system project, HMC may need to notify Members of shutdowns, construction detours or other issues. If you have not added your name to the HMC Email Distribution list at the HMC Office, please email office@herronisland.org to be added to the list, which will be used ONLY for HMC business purposes.

Second, Members are encouraged to know the exact location of their property boundaries. When reviewing your property boundaries, remember that Pen Light power poles are in the HMC right of way, as are most water valves. These can be useful guides. Unresolved boundary line issues could hold up our water project and result in higher overall costs. If you have questions, please contact the HMC Office.

Water Utility: We received a series of clarifying questions from the IRS regarding our application for tax exempt status, completed them, and returned them to the IRS on Friday, July 1.

Water Maintenance and Operation: The volunteers working at the Water Department site noticed areas of corrosion and damage around valves and pipes. We have referred these to Washington Water, and during their visit July 12, they will identify problems, necessary parts and provide an estimate of costs to repair. These recommendations will be coordinated with any recommendations made by the DoH during their visit.

Fire Department Liaison: It is time for the ferry crew to recertify in first aid and CPR, and we have asked for resources from the fire department, potentially for July 15 training. If this session becomes open to other Members, we will post information on the web site.

Land Use: Committee Report.

HMC has approved a right of way use permit for a home builder to cross North Beach Park with a load of backfill material . This work should only take a few days, towards the end of July, and is connected with the construction of a new home at 1307 E. Herron.

Emergency Preparedness: We are looking for Members who would volunteer to chair this committee.

Legal Liaison: Current delinquencies include Alonso, Barrett-Laine, Dennis, Dwyer, McNally, O'Neill and TGC Development. Of these, only one is currently with Davies Pearson for legal action, and one owes less than \$100. Of those previously with HMC's attorneys, two have paid in full. The current delinquency rate is 1.8%.

Parks: Committee Report.

We've had one complaint about nonmembers at the small boat dock. Members should feel free to ask visitors if their stay is authorized, especially if the boat has no HMC sticker.

Parks encourages Members to promote better communication with Membership. The committee looks forward to hearing from you. Our new email address is: hmcparcs@herronisland.org .

North Beach Marina: No further report; permits still in processing.

Thanks especially to George Newcomb and Anita Bray for providing documents and photos to verify existence and status of the marina prior to the 1971 Shoreline Act.

Roads: The committee reports that the pump system problem with the dust control truck has been repaired. If you wish to be a volunteer driver of the truck, please contact the office. You will need to be added to the list of authorized drivers in order to be covered by HMC insurance.

Two road signs were damaged or destroyed during the July Fourth holiday; the Member responsible for one of the signs came forward and offered to pay for replacement. Several other locations appear to be missing signs as well, so it is time to inventory the sign needs and get them replaced. The templates, which are owned by the Greinkes, were loaned out and will need to be returned before new signs can be created. Hopefully this can be done by volunteers.

Rules: The three rules complaints remain open. The Chair is trying to resolve the Furgason matter. The Parnell matter needs to be set for hearing.

Merry Kogut has resigned from the Rules Committee after some 7 – 10 years, effective June 30th. She has agreed to train a new person as secretary, up to July 31st, and will prepare one last draft of proposed revised rules to submit to the Board for review.

Max Hochanadel has suggested an announcement in the Beachcomber seeking applicants for Rules Chairman (and Emergency Preparedness Committee Chairman)..

Transportation: The Board of Directors received a letter from a group of mainland neighbors demanding a reduction in noise levels coming from the ferry, asserting that the ferry noise exceeds the levels permitted under the Pierce County Code. They asked for a response to their letter within two weeks.

A draft of the new Ferry Trip Ticket Plan and Financial Impact Information is now on the HMC website for Members' review.

Coast Exteriors has installed new roofs on the two ferry waiting sheds, as promised. The sign on the island side is larger than we understood would be installed and, if the Board agrees, we will need to contact Coast for some revisions.

Technology: Fred Fath continues to work on an iPod application which may help satisfy our electronic ticketing needs. Board members have been reviewing the ferry pass system for options that might improve the processing of ferry fares.