

Island Manager Report September 10, 2011

Administration:

Volunteers: Thanks to Judy & Don Greinke and Mike Shettlesworth for their help with street signs, and to the Beachcomber crew for their help with the water project letter, which will go out to all Members this afternoon.

State Aquatic Lands: The State Department of Natural Resources (DNR) visited on August 18. Two marine biologists looked for evidence of marine life at the ferry terminals and North Beach dock, and the contract specialist met with me to discuss the new draft contract. Interestingly, she had scoured our website for lots of information, including the KPFF evaluation of the ferry terminals and North Beach. We will hear soon from them regarding the lease, and should expect no change in the amount they bill us, a pleasant surprise from what we expected.

Derelicts and Nuisances: The popup trailer at 1012 East Herron has been removed. PCResponds has been very helpful with three properties in the past months. The problem properties are located at 1209 East Madrona (code violations); 117 East Madrona (vehicle), and 1012 East Herron (trailer). We asked the owners of three other properties to clean up their properties, and gave them thirty days in which to respond. Because they did not respond, we referred these properties to PC Responds. A significant number of mowers and other items have also been removed from 1301 and 1217 West Herron Blvd. PC Responds can be reached at (253) 798-INFO (4636), or through their website at www.co.pierce.wa.us.

Tree Removal: Jesse Saunders, of International Forestry Consultants, recently volunteered his services to conduct an assessment of two potentially dangerous trees on Fir Lane. His report was well documented and we want to acknowledge his expertise and donation. The removal of these trees was funded by an account within the Administration Budget set aside for removal of dangerous trees on HMC property.

Water System Project:

The Water Project Committee plans to meet later this month to review the bid package with Jester Purtteman of Northwest Water Systems.

We've spent considerable time gathering documentation to apply for interim financing from Columbia Bank, to see if they can offer rates and terms that are better than those offered by Key Bank. Interim financing will become critical once a contractor has been selected.

Additional Requirements. We have completed the "proof of title" requirement and sent these documents on to Northwest Water. Bruce Whittle, Area Specialist for USDA, will visit the Island September 27th with an ADA compliance reviewer to determine if we are in compliance, or if there are work items remaining. One of these might be an ADA compliant parking space at the Community Building.

Island Survey: Baseline Engineering was engaged to conduct a survey of island roads for the water project. This survey included four work items. First, three permanent survey control points have been established with permanent embedded monuments. These points are GPS accessible and are available as control points for other surveys of properties on the Island and thus benefit all Members. Second, existing road edges will be located and mapped, then overlaid on the Island plat map. This map will then be available on the web site and may reveal where significant encroachments have occurred. Third, control points will be set to aid contractors with water system construction. Fourth, the HMC water parcels and North Beach will be surveyed and recorded to establish property boundaries. The water parcels will be fenced at a later time, to satisfy USDA requirements for security of the well site. All of this work is within the USDA project budget.

Communications with Members: Of our 395 assessable units, we have about 136 Member names on the HMC email list. If you are not on this list, we may not be able to timely notify you about service outages or other events during construction. Please let Carolyn Snyder in the HMC Office know, by email or in writing, that you wish to be added to this list. Members with questions about location of their service meters or hookups for contiguous lots should continue to contact the office, so that last minute changes can be avoided during construction. Look for a letter soon on these and other topics!

Water Utility: The IRS requires that the HMC Water Utility be established as a separate entity, with its own Articles of Incorporation and Bylaws. We will work with the island attorney to draft a simple set of Articles for approval by the Membership/owners of the water system. The Articles of Incorporation and Bylaws must be approved by a vote of the Members. We will be looking for volunteers to help label and organize a new set of files, by property address, which will be needed to keep water service records.

Water System Maintenance and Operation: A sanitary survey was conducted last month by the Health Department. The report listed some strong positives: plenty of water, wells deep enough to avoid surface water contamination, plenty of storage capacity, good water quality monitoring. Areas requiring some improvement included reservoir cleaning (recommended every 5 years); valve exercising program (recommended every other year); implementation of a cross connection control program (*i.e.*, backflow prevention); simplification of the piping configuration in the pump house; and a simple update to the Coliform Monitoring Plan. We have asked Washington Water to give us recommendations on these items, so that they can be costed out and scheduled if needed. HMC also received acknowledgement of improvements from the previous sanitary survey: development of cross connection control plan; removal of toxic materials from the area of the wells; installation of check valves; routine operations & maintenance plan, and Coliform Monitoring Plan.

Fire Department Liaison

Nothing to report.

Land Use: No Committee Report.

Emergency Preparedness: We are looking for Members who would volunteer to chair this committee. Steve Ohlsen has offered to give HMC a siren to be used in emergencies. We are currently without a committee to plan to install and oversee use of the siren, but we might still receive it and store in until a determination is made.

Legal Liaison: Current delinquencies include Alonso, McNally, O'Neill and TGC Development. All have been referred the island attorneys for legal action; one owes less than \$100. The current delinquency rate is 1.0%.

Parks: Committee Report:

“We would like to thank everyone for supporting our Parks by using them. It is so rewarding to see so many people enjoying their use. We were told of some overuse of the docks through staying over the 24 hours limit throughout the summer and some boat trailers were parked at North Beach over the holiday weekend. We will work to seek solutions to help get the word out better.

Our final work party of the season will be Saturday, October 8th. The plan is to remove the small boat docks for winter storage plus do some additional projects that have come up over the summer. Due to the tide we will be starting at 1:00 pm. Upon completion of the day's projects, food will be provided. We hope to see you there.”

The email address for the Parks Committee is: hmcparcs@herronisland.org.

North Beach Marina: We are awaiting action by the National Marine Fisheries Service and the Army Corps of Engineers, the last hurdles in the permitting process. We are on target for construction in January 2012.

Roads: 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.

Ferry Road shows signs of tree root damage, plus a pothole. We have asked Dick Mowry to make the repairs while the weather is favorable. Because the tall trees will continue to damage the road, either 1) the trees can be removed; or 2) Ferry Road's curve could be moved a little to the north to avoid the trees. Since the trees provide shade to waiting passengers during the summer months, cutting them might be unpopular. The flip side is that the ferry crew's visibility of the ferry line and ability to manage traffic would be enhanced by removal of the trees.

Rules: The Rules Committee is in need of a Chairman and members. Revisions to the existing Rules are pending with the Board.

Transportation: Please note the new Ferry Trip Ticket Plan on the website. Members should not request exceptions to the ticket policy from the crew, but be prepared to pay in cash or by check if they have no ticket.

Technology: Fred Fath continues to work on an iPod application that may help satisfy our electronic ticketing needs.