

Hat Island Community Association

Strategic Planning Retreat Report
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Prepared by



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Vision Statement

- > Private island thrives as a pristine, sustainable and safe community.

Strengths

- > 44-Staff/people (more than 15 = 6)
- > 43-Feel/culture (more than 15 = 3/up to 15 = 3)
- > 27-Facilities/amenities (more than 15 = 3/up to 15 = 1)
- > 24-Location (more than 15 = 1)
- > 21-Management/board (more than 15 = 1)
- > 18-Privacy (more than 15 = 10/up to 15 = 14)
- > 17-Marina (more than 15 = 3/up to 15 = 1)
- > 15-Finances (zero votes)
- > 13-Environment (up to 15 = 1)
- > 9-Low cost (zero votes)
- > 7-Fire department (up to 15 = 1)
- > 6-Small (zero votes)

Weaknesses

- > 20-Finances/arrears (more than 15 = 2/up to 15 = 1)
- > 23-Lawsuits/major owner (more than 15 = 2/up to 15 = 1)
- > 14-Facilities, no store or propane (more than 15 = 3)
- > 12-Limited ferry services (more than 15 = 4/up to 15 = 4)
- > 10-Aging infrastructure (more than 15 = 7/up to 15 = 3)
- > 10-Lack of enforcement (more than 15 = 1/up to 15 = 1)
- > 9-Lack of vision (zero votes)
- > 8-Financial transparency (zero votes)
- > 6 CCRs/bylaws (more than 15 = 7/up to 15 = 2)
- > 5-Everett parking agreement (zero votes)
- > 5-Ferry costs (zero votes)
- > 5-Growth beyond sustainability (more than 15 = 2/up to 15 = 7)

Opportunities

- > 12-Everett parking agreement (more than 15 = 6/up to 15 = 1)
- > 11-Economy (zero votes)
- > 9-Ferry cooperative (more than 15 = 5/up to 15 = 3)
- > 8-Technology (more than 15 = 1)
- > 7-Growth Everett/Port (more than 15 = 1/up to 15 = 1)
- > 7-Marketing (zero votes)
- > 7-New owners (more than 15 = 1)
- > 6-Environment (more than 15 = 1/up to 15 = 2)
- > 5-More frequent daily ferry service (more than 15 = 5/up to 15 = 6)
- > 5-Store (zero votes)
- > 4-Green belts (more than 15 = 2/up to 15 = 2)
- > 3-Control growth (more than 15 = 6/up to 15 = 4)

Threats

- > 20-Unregulated growth (more than 15 = 6/up to 15 = 7)
- > 18-Climate change (up to 15 = 1)
- > 18-Economy (zero votes)
- > 16-Loss of Everett parking (more than 15 = 6/up to 15 = 1)
- > 13-Arrears (more than 15 = 1/up to 15 = 2)
- > 12-PUD (zero votes)
- > 11-Outside regulations (zero votes)
- > 10-Lawsuits/major owner (more than 15 = 1/up to 15 = 1)
- > 7-Aging infrastructure (more than 15 = 9/up to 15 = 6)
- > 7-Disaster preparedness (more than 15 = 1)
- > 6-Drainage (more than 15 = 4/up to 15 = 3)
- > 5-Taxes (zero votes)

Evaluation

Pros

- > Great participation
- > Fast-paced
- > New owners
- > Worked well together
- > Good facilitation
- > Good continuity in planning process
- > Random team selection
- > Large number of legacy owners

Cons

- > Move retreat to a different date
- > involve people who cannot attend
- > The acoustics are bad in the firehouse
- > Lack of lot owners
- > Have a social event
- > Have subject matter experts on each team
- > Nametags with lot number
- > Need to time event to the ferry schedule
- > Budget for full cost of retreat

Next Steps

- > *on strategies mean there will be a collaboration between committees
- > Assigned task forces to each of the committees
- > Keep your flipcharts and add your team number
- > Andrew Ballard will work with marketing committee

Parking Lot

- > Vote on Port Commissioner
- > Rabbits
- > Employee housing
- > Feedback from land versus homeowners
- > Feedback from non-water owners
- > Regulations are not being enforced
- > Oversight of real estate process, need education
- > Property owner communications packet
- > Communications on existing tools

- > Board deals with enforcement
- > Dumpster issues
- > Evaluate recreation opportunities
- > Host lot families
- > Safety committee, security for enforcement

3 x 5 cards

- > Create a Safety Committee
- > Create a communications plan for the island
- > Make a determination on incentives to combine lots, inform owners
- > Consider allowing existing owners to purchase water hook ups now, even if they are not ready to build yet. This assures that you will be able to build in the future after paying assessments on unimproved lots for years.
- > Quickly determine how many lots are buildable
- > Definition of PRISTINE, is to return an area or place to its original form i.e., without human habitation
- > Create a location for community burning
- > Restart MONTHLY Viewpoint to get info. Board minutes, financial reports. People not paying attention to other forms of communication