

April 2014



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Hat Island Community

Business
NEWS

Official Business News Publication for the Hat Island Community

April 2014 Board Meeting

The Hat Island Community Meeting

Date: April 19th 2014

Location: Hat Island Yacht Club

Time: 10:30 AM

All residents and property owners are invited to attend.

Finance Committee Notice

"The Finance Committee is currently working on the next edition of the Frequently Asked Questions (FAQs). If you have any questions, please send them to HICFAQs@gmail.com."

If you have any questions, please contact Cynthia Petrie, John (at 206-769-3322) or me.

Thanks!

Mandy Melgaard
cell: 206-380-5779

May Business News Submission Deadline

Business News May Edition

Deadline: April 26th 2014

For Board Approval

hatviewpoint@gmail.com

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Hat Island Community

Business NEWS

Official Business News Publication for the Hat Island Community

Board Meeting Minutes February 15th 2014 (1 of 3)

Minutes of Hat Island Regular Board Meeting, February 15, 2014

Community notice was provided on February 13, 2014 for the February 15, 2014 Regular Board meeting. The meeting was held at the Hat Island Yacht and Golf Club and was called to order at 10:35 AM by Gary Duffner, Board President. Treasurer Larry Bender, Secretary Karen Conner, and Board members Alan Dashen and Kerwin Manuel attended in person. Vice President Mike Zyskowski was not in attendance. George Harmon was not in attendance and granted Secretary Karen Conner his proxy vote.

Minutes from January 18, 2013 Regular Board Meeting:

Alan motioned to approve the January 18, 2014 minutes as submitted. Kerwin seconded.

Voting results:

Yes: Kerwin, Larry, Mike, Gary, Alan, Karen, George

Motion unanimously passed.

Announcements: none

Correspondence: none

Committee Reports:

- Island Manager's Search Committee
 - Kerwin is the Board liaison for the committee. Kerwin planning to meet with Kevin, committee chair, the next week to review objectives.
 - Water Committee
 - Leaks located.
 - Larry suggested pressure relief valves be used in marina. Island Manger noted that pressure relief valves can't be used in marina because RO system pushes water up the hill when in operation. Localized reducers have been successful in the south marina and are planned for installation in the north marina.
 - Technology Committee
 - Kerwin, committee chair, announced that he now has committee membership.
 - Equipment Committee
 - Dennis McCloud, committee chair, announced that he now has about six members.
 - The committee will review the upcoming work needed to assess the equipment needs. Dennis is looking for someone that can give input on golf equipment.
 - A meeting is planned for March.
 - PSYC Committee
 - The Board reiterated that any options would be submitted to the Community for vote.
 - The PSYC attorney is reviewing the proposal submitted by the HIC attorney.
- Port of Everett Parking Committee – see Old Business

Board Meeting Minutes

February 15th 2014 (2 of 3)

Old Business

Gas Card

Kerwin Manuel working to get actual quote for cost to implement payment options other than cash or check.

Pump House and Water Lines

Gary indicated that Board will have to consider repair to the pump house and water transmission and ensure it is accounted for in plans.

All leaks have been isolated.

Risk Management Letter

Kerwin will contact the HIC insurance agent to investigate a risk management review. Kerwin recommend that it be sent to the HIC attorney to keep as privileged information.

Port of Everett Parking

Gail Hoekendorf will chair the Port of Everett Parking Committee.

The Island Manager asked to check with Terri at the Port of Everett (POE) regarding her availability to attend the March Regular Board Meeting to discuss the changes to the parking. Island Manager to investigate the possibility of her attendance on Hat. Alan Dashen volunteered to provide Terri a ride back to Everett. If the meeting was to be held in Everett, Island Manager will ask if a POE conference room can be used to hold the meeting.

It was noted that POE parking changes would have a significant impact on residents who are full time part or all of the year.

Kerwin motioned that the March Regular Board Meeting be on Hat if Terri (Port of Everett) available to come over to Hat and we will provide a ride back or in Everett if she isn't available to come over. Larry seconded.

Voting results:

Yes: Kerwin, Larry, Mike, Gary, Alan, Karen, George

Motion unanimously passed.

New Business

Golf Fees for Kids

The billing sheet distributed did not reflect the current fees for kids' golf.

It was determined that the fees for kids' golf were correct as listed on the website.

Letter from property owner regarding water line

There is a disagreement between property owners regarding a water line. It was noted that per RCW, HOA is not to be involved in disputes between individual owners.

Letter from Property Owner Regarding Water Leak

An owner had a broken pipe while off island that resulted in a significant leak.

The owner's water valve was found to be open during the meter reading following the leak and the owner was off island.

Kerwin asked the Island Manager for the cost per gallon for the well and RO water.

Karen motioned to apply the water leak policy in place to provide invoice relief of this policy. Alan seconded.

Voting results:

Yes: Karen, Kerwin, Mike, Alan, George

Abstain: Gary, Larry

Motion passed.

Alan volunteered to assess if any revisions to the policy are warranted.

Community Input:

It was reported that the Hat Island booth at the Seattle Boat Show raised awareness for Hat Island.

Conservation Education

Charlene Day asked if there was any interest in a committee for conservation education and signage. The main concern is the area above and adjacent to Conwell Park.

Gary Duffner approved the formation of a Conservation Committee chaired by Charlene Day.

The Island Manager noted that HIC owns the section between the south end of Division N and the first house on Division H. Allowing Conwell Park to go back to nature was a requirement of the permit for the Division H bulkhead.

It was noted that it is difficult to enforce the HIC rules, such as those regarding fires and ATVs on the beach.

Board Meeting Minutes February 15th 2014 (3 of 3)

The Island Manager was asked to send to the Board the Fees and Fines Policy previously drafted.

A community member noted that user fees were just raised and expressed concern over a potential change to water tier fees.

Alan motioned to adjourn to executive session to discuss the below agenda items and reconvene into open session at 12:30 PM.

Captain's Letter (personnel)

Response to Division H Owner Letter (personnel)

Response to Home Owner Letter (personnel)

Collections (legal)

Voting results:

Yes: Kerwin, Larry, Gary, Alan, Karen, George, Mike

Motion unanimously passed.

Meeting reconvened into open session at 12:40 PM.

Alan motioned to authorize the Island Manager to proceed with suit on certain property owners as discussed in executive session. Kerwin seconded.

Voting results:

Yes: Kerwin, Larry, Gary, Alan, Karen, George, Mike

Motion unanimously passed.

Karen motioned to adjourn. Gary seconded.

Voting results:

Yes: Kerwin, Larry, Gary, Alan, Karen, George, Mike

Motion unanimously passed.

Meeting adjourned at 12:45 PM.