

## **Minutes of the HICA Regular Board Meeting on 4/18/2020**

Darla Younce, Board President, called the, telephonic and video conferencing only, meeting to order at 10:30 A.M. Present were Erik Smith, Vice President, Kurt Kassahn, Treasurer, Scott Holte, Secretary, and Trustees Paula Bafaro, Kevin Smith, and Udo Gerz. Also present was Kim Gleason, Island Manager.

Scott moved to approve the draft minutes from the Regular Board meeting on 3/21/2020 and the draft minutes from the Special Board meetings on 3/23, 3/26, and 3/31/2020. Kevin seconded the motion, which passed unanimously.

Darla then presented the President's Report, and Legal Report, which are attached hereto and hereby incorporated by reference.

Kim then presented the Island Manager's Report, which is attached hereto and hereby incorporated by reference.

Kurt then gave a brief Treasurer's Report, stating that the biggest concern for the Association is what the second quarter's income will be. If assessment income is way down, obviously cash flow will suffer. At present, however, we have \$394,000 in our operating account, and all our reserves, including cash reserves, are in good shape. (Please note: A full Treasurer's Report may not be available for these minutes because of Kurt's absence due to a family emergency.)

Darla then called for Committee Reports, if any.

Kurt gave a summary of a Water Committee Report. (Again, please note: The report may not be included in these minutes because of Kurt's absence.)

Social Committee Report: Paula reported that the Social Committee has been working on a "Volunteer Garden." Specifically, the committee is proposing a group of raised dinghies, resting on platforms, to serve as raised planting beds for vegetables. These raised planting beds would be placed behind the kayak storage area in the Commons. They will be placed such that gardeners can practice social distancing of 6 feet or more, with ample walkways between the configuration of the boats. At present the committee has six ten foot dinghies to use as planters, and plan to surround them with small "pilings" connected with rope to look like a miniature marina. This will serve as a visual barrier from anyone occupying the Commons.

There was a great deal of discussion about this proposal by the Board. It was pointed out that in the Pacific Northwest gardens can produce almost 365 days a year, with a number of winter vegetables possible. Paula noted that anyone who is interested can volunteer and participate in a number of ways. This is something that could bring the Community together with a nice feeling of being self sufficient. The area that is being proposed has good sun exposure and is a good gathering area for participants. There will be no cost to the Association as everything proposed is with volunteered labor, materials, and if necessary donated funds. The Board discussed that the best way to proceed would be as a "pilot project" for one year.

Udo moved to approve the pilot project for one year. Kurt seconded the motion, which passed unanimously.

Vessel and Equipment Committee Report: Udo reported that Armstrong provided him with a letter that the State of Washington is allowing Armstrong to resume "commercial" production, which includes resuming the construction of our new ferry, which started on April 13th. Udo

made special mention of Craig Harris and Erik Smith, praising them for all the work they are doing on a reservation system for the ferry. He hopes to have the system put in place in the next three to four weeks, which will do away with the need for coupon books, although all that have been previously purchased will be worked out.

Udo reported that some changes are being made to some of the details for the ferry, but the big question was whether to “wrap” the whole vessel, or just the top. If just the top is wrapped it will save approximately \$10,000 in additional costs. It was the consensus of the Board to follow our Captain’s recommendation to wrap only the top.

Finally, Kim received an email from some water access lot members referencing the Board’s anticipated consideration of a second vessel to provide access to water access only lots. Udo pointed out the Board minutes from November 16, 2019, where this question was raised on the very day the vote on the new ferry purchase was being announced. At that time the Board listened to the request from one water access only owner, and indicated it might be something the Community could consider in the future, but the additional cost would be prohibitive. Udo and Kurt pointed out that there is no way that the Board could even consider proposing this type of landing craft at the present time. Udo reminded the Board that when he was engaged in researching boat builders he looked into landing crafts, which had price tags between \$1.4 and \$2.5 million. In sum, the Board will certainly entertain this issue in the future, but only if it is economically feasible.

Darla then called for Community Input via email or text messaging.

Cheryl Petterson reiterated the problem for owners with property adjacent to roads because of the “dust storms” created by drivers going too fast. This continues to occur especially with week-enders, but also with some full time owners. Scott pointed out that the difference between 5 mph and 10 or 15 mph, from any point A to point B on the island, is a matter of mere minutes in time saved. It’s just not worth it to speed and cause all kinds of problems for your neighbors. PLEASE SLOW DOWN!!

Shirley Allen reported on some “extremely ugly behavior” yesterday on the island, including the golf course, by an owner who shouldn’t have been on the island because of being significantly in arrears in assessments owed. She stated that if we can’t enforce our own rules, why have them in the first place? She also referenced loose dogs on the island, which is another example of a rule violation.

The Board responded that the general problem of rule enforcement is just that, an ongoing problem, but with respect to the “ugly” experience on Friday, the Board will discuss this situation in executive session and explore what legal options we have to stop this individual in the future. Kim noted that owners are required to keep their dogs “under control,” not necessarily on a leash. If an owner does not control his/her dog he/she can be fined.

Ginger Harmon commented on the dust situation that if there is a dust cloud behind your vehicle, regardless of your speed, slow down until it disappears.

Barb Conwell noted that the Social Committee can bring soil for the Garden on the next barge run.

Finally, Kevin noted that even though Governor Inslee’s shelter in place order is in effect to May 4th, the University of Washington’s IMHE recommendation, which has been routinely followed nationally, is to wait until May 18th before considering to open up. The Board will continue to monitor the recommendations and respond accordingly,

With no further business before the Board, Kevin moved to adjourn to Executive Session to discuss legal and personnel matters, without reconvening into Regular Session. Scott seconded the motion, which passed unanimously.

The meeting was adjourned at 11:15 A.M.

Respectfully Submitted,  
Scott Holte, Secretary\*

\*These minutes are not intended to be a verbatim recording of all that was discussed, but do include any Board actions that were taken.