

## **Minutes of the HICA Regular Board Meeting on 5/16/2020**

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

Darla called for a motion to approve the draft minutes for the Regular Board Meeting on 4/18/2020. Scott moved to approve the minutes, Kevin seconded the motion, which passed unanimously.

**President's Report:** As we continue to adjust to these difficult times, I want to remind everyone that we are limiting access to the Hat Express. Remember, only Owners, their spouse or partner, dependent children and other dependents living in their home are allowed on the ferry at this time. We will be discussing opening ferry access to slightly bigger numbers relating to families only. We have discussed this with our Captain and will report to the Community when any changes are made and how they will work.

Please remember that we have a sensitive group of seniors who live full time on this island and our Snow birds are returning for the summer. This results in a demographic population of people living on the island at over 60% between the ages of 60 and 80.

While we cannot enforce the comings and goings of Owners bringing people on their private boats, the Governor's rule is family members only, or those living in the same household. No guests at this time. Please be respectful of our island rules and remember to keep that compassionate distance at all times. This remains not the time for recreation and parties.

Please remember there is No Camping allowed on any lots or association property. The Commons are closed. All public restrooms remain closed at this time.

### **Legal Report:**

No new update on the Surowiecki lawsuits. We await the rescheduling by the Court of Appeals, while the money judgment against the plaintiffs continues to accrue interest at the statutory rate of 12%.

On the Division H lawsuit we've had a response from the Division H counsel to our previously approved settlement terms, which we will be discussing in executive session with our attorney.

**Island Manager's Report:** The Report is attached hereto and hereby incorporated by reference.

## **Committee Reports:**

**Treasurer's Report:** Kurt reported that Y.B.S. (our new accounting firm) continues to work to finalize our financial reporting capabilities, and hopes to be able to generate financial statements by next month. That should enable the Association to complete the last audit and prepare tax returns by the end of June.

We don't know yet the effect of the Covid 19 pandemic on our assessment income. By the end of the second quarter we will know more. We do know that our ferry income is significantly reduced, which compounds the effect of subsidizing the ferry through assessment income.

Kevin commented that in 2008-2009 we saw significant delinquencies in assessments owed because of the economic downturn, which very well could be repeated with the current economic crisis. Accordingly, we need to watch and monitor closely our assessment situation for the next several months at a minimum.

**Vessel and Equipment Committee:** Udo reported that we need to name our new ferry. The Committee requests that the Community send suggestions for a name to Kim by the end of May. We will need to have a vote by the Community before the end of June, when the name has to be provided to the manufacturer of the ferry. Udo also reported that the issue of propane tanks on the ferry is being discussed with the Coast Guard and should be resolved.

**Water Committee Report:** Kurt reported that a new roof has been added to the R/O auxiliary building, paid for from the R/O reserve account. The Water Update for 5/14/2020 is attached hereto and hereby incorporated by reference.

**Golf Committee Report:** Bruce Kolpack reported that all member events/tournaments continue to be cancelled. The planned tree trimming and clean up has also been rescheduled to mid-June at the earliest. The Committee requests that the flagsticks, cups and rakes be returned, and the guidelines for sharing carts be "relaxed."

Udo commented that any relaxing of the restrictions in place has to be consistent, at a minimum, with the national golf course guidelines. The Board will discuss this issue in executive session and report back to the Community.

**Social Committee Report:** Paula was thrilled to report that the Hat Island Volunteer Garden is developing beyond "our dreams." Thank you to the creative genius and organizing by Merry Shropshire, Lori Christopher, and Wendy Leigh. I would encourage you to take a look down by the boat ramp behind the kayak rental area at our beautiful marina themed garden. Ten dinghies have been donated, scrubbed, and filled with soil, fertilizer and vegetable starts. John

Holte and Don Fernandez have built cradles for the boats to make them easier to access and raise them out of the reach of bunnies. We have had so many willing volunteers and donors! This project has been a wonderful way to get our islanders involved and to meet our neighbors, all at a social distance. We are putting the “unity” in “community”! There are still ways to get involved if you would like, including donating 2x4s (treated or untreated, but without rot), making painted rock garden markers for the vegetables, taking a morning or afternoon shift to water or pull weeds, or donating marigolds which attract beneficial insects like bees and ladybugs. Wendy is even creating a Hat Island garden magazine. Feel free to submit an article if you like, or a vegetable inspired recipe for a future cookbook. You may join the project on Facebook at Hat Island Volunteer Garden, or you may e-mail [hatislandgarden@gmail.com](mailto:hatislandgarden@gmail.com). Overheard recently at the garden site: “I love that there’s yet another thing to add to my favorite things about the hat island list.”

## **Community**

### **Input:**

Sharron Meadows, A-24, asked that the Board consider a policy that all ferry riders wear masks. The Board responded that it would discuss this in executive session.

Continuing with the ferry situation, Nate Moyal and Mike and Maryann Powers stated the need for a reliable transportation system to the island, and that ferry cancellations undercut that need. Why leave riders on the dock, which can ruin somebody’s entire weekend? The Island Manger responded that this was a financial decision because of the cost of fuel to transport a few people. We have alerted the Community of the cancellations via Community emails, and have not left anybody on the dock because of our reservation system, which is working well. Having said that, the Board will take up the issue in executive session and report back to the Community.

Jan and Dave Nigel asked that the Board consider opening the golf course bathrooms. The Board will discuss in executive session.

Dave Surface reported that when his fare for the ferry was accepted the crew member was not wearing a mask, nor was the Captain. The Board will address this in executive session.

Dennis Dearing asked why golf tournaments couldn’t be held, minus the lunches. The Board responded that tournaments make social distancing impossible to enforce, and will remain cancelled until it is safe to do so.

Chuck Motson asked why the Water Committee’s request for funds to pay the engineering costs of the R/O update to comply with the Department of Health’s certification was being discussed in executive session? Scott responded that the financial issues involved with the budget and Covid 19 are a legal matter and appropriately should be discussed in executive session.

There being no further business before the Board, Darla asked for a motion to adjourn into executive session to discuss legal and personnel matters, with a reconvening into regular session at 12:30 P.M. to announce Board actions, if any. Erik so moved, Paula seconded the motion, which passed unanimously.

The meeting was adjourned at 11:05 A.M.

Darla reconvened into regular session at 12:30 P.M., with all Board members and the Island Manager present. Darla reported Board actions as follows:

**1.** The Association has instructed legal counsel to foreclose on a lot that has been in arrears for some time. **2.** The Board has decided to keep all golf course restrictions in place as they currently stand. **3.** The Water Committee's request to pay the costs of the engineering permits for certification of the Aquaboil filter installation by the DOH, from the R/O reserve account is approved. **4.** The operation of the ferry will include the following; The schedule will remain as published. There will be no cancellation of ferry runs due to low ridership. The I.M. will monitor ferry ridership and report to the Board for reconsideration if necessary.

Starting on the Thursday run, May 21st, the ferry will be open to owners, their spouses/ partners, dependent children and the dependents living in the household, as well as adult children, siblings, grandchildren and grandparents.

Also starting on the Thursday run, May 21st, ferry ridership will increase to include family groups, with a maximum number of riders increased from 25 to 40.

Finally, starting on the same date, all passengers and crew will be required to wear masks.

Darla then asked for a motion to adjourn. Udo moved to adjourn, Kevin seconded the motion, which passed unanimously. The meeting was adjourned at 12:40 P.M.

Respectfully submitted,  
Scott Holte, Secretary \*

\*These minutes are not intended to be a verbatim report of the Board's meeting, but do include all actions taken by the Board of Trustees.

## Island Manager Report

Spring has Sprung on the Island. Things are growing and we are trimming. There are a lot of baby bunnies hopping around, and I'm pretty sure we either have a baby eagle in the nest across the street from my house or we will soon.

The past few months have been odd to say the least. It's a fine balance. I've said it before and I'll say it again...the board and management are trying hard to find a happy balance between keeping the island safe but making it as accessible as possible for owners. As the curve has started to flatten out and the governor has introduced a Start Smart phase in the program for the State of Washington. We are working on a Safe Start for Hat Island as well. As we work on that plan, we have to take into consideration the age of the majority of our owners, which is over 60, placing them in the high risk category. We will communicate the Start Safe plan, once it is finalized and hopefully with that owners can start to plan ahead.

One thing we have to consider as we move forward is the economy and how it will be affecting the island in the coming months and years. We know that they are predicting depression era numbers in regards to unemployment. The board and management will plan accordingly. What this will look like, we don't yet know. We have already had to cancel a ferry run for lack of ridership. Our assessments already subsidize the ferry. The number we set at 10 riders will cover the cost of the fuel to get the ferry back and forth to the island. It does not cover the salary or any of the other costs associated with the ferry. We are doing everything we can to keep the ferry running on a regular schedule but we are responsible financially to our owners and must take all of the puzzle pieces available to put together a complete picture for the entire island as a whole.

The LIBRARY at the gas station has been revived! Feel free to take a book and leave a book! This is not a place to leave items you do not want. Please do not 'donate' items by leaving them on the side of the road, by the Harbor Master Shack, at the tops of the Marina ramps. If you'd like to get rid of something there is a Facebook page called Hat Island Buy & Sell. Post your items there. If no one wants them it is up to you to get your unwanted items off the island. Dumpster day is coming! That's the time to get rid of items you don't want.

The maintenance team has done a great job of keeping the brush back from the roads, as well as keeping the pot holes filled. Everybody knows that this is an ongoing job and they have been staying on top of it! As you know, grasses and weeds are growing like crazy. It's a big job keeping everything mowed. If you live near a corner where there are street signs and standpipes it would be great if you could help maintain your corner. Call it an adopt a corner if you will. By helping maintain your corner it frees up the maintenance team to get all of the other areas mowed. Chris has hit each corner with a weed whacker and mowed, let's give him a little help in the maintenance part. I volunteer my husband for our corner!

As we near the high season there are the gentle reminders, we need to give ourselves.

1. Be respectful to our neighbors and friends.

a. Drive slowly. If you see dust behind your car, slow down. b. Stay mindful of the hour of day. If it's 10:00pm and you're sitting around your campfire, remember your neighbor may have their young child sleeping. c. If you see a neighbor struggling to dock their boat, lend a hand.

2. Be respectful of Island staff.

a. If you are asked to move your boat, please note that the Harbor Master has a reason for the request. b. If the deckhand asks you to move to a different seat, he has a reason. c. If you are buying gas, please don't argue about the limit per owner. We have a reason for placing limits.

3. Be careful of your water usage. More people on the island is taxing on our aging water system.

a. Did you know we have a non-potable water tank down by the Reverse Osmosis building? Feel free to fill up some water jugs and take it to your house and use it to water your plants!

4. Use the Recycle Dumpster

As always, we welcome all constructive input and suggestions in the office! While we aren't accepting visitors to the office, we are available by phone or by email at [hioffice@haisland.com](mailto:hioffice@haisland.com)

# Water Update

## 5-14-20

Water produced in  
Apr:

Apr YTD

Wells 334,135 989,200

RO 63,890 96,390

Totals 398,025 1,085,590

During Apr the Wells and RO performed well.

The produc on from this period was 8% more than from Apr of last year. The water mix was 84% wells and 16% RO.

The RO was up and the Aqua Boll is performing well. We used the RO but are not running it as hard as normal because we are trying to conserve our diesel to avoid having to have an extra barge run before June 30<sup>th</sup>.

The rate of water use is up this last month as we have more people on the island with the COVID 19 shutdown. Please remember to conserve wherever possible.