

Minutes of the HICA Regular Board Meeting on 8/15/2020

Darla Younce, Board President, called the Zoom video conference meeting to order at 10:31 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.

Agenda

Minutes

Scott moved to approve the draft minutes of the Regular Board meeting on 7/18/2020, the Special Board meeting on 8/4/2020, and the Special Board meeting on 8/13/2020. Kevin seconded the motion, which passed unanimously.

President's Report and Legal Report

The President's Report and Legal Report are attached to these minutes and fully incorporated by reference.

Island Manger's Report

The Island Manager's Report is attached to these minutes and fully incorporated by reference.

In addition to her report Kim presented to the Board a proposed matrix for COVID 19 Guidelines, for ease of response to the Community when she is asked what activities are approved and what are not. Scott suggested that the matrix should include a response that when a proposed activity involves Association property, facilities, or staff, if the activity, regardless of precautions and/or numbers of people, is outside the Governor's Guidelines, then the answer is no. Darla said that the matter will be reviewed and the matrix will be updated to include the suggested addition.

Treasurer's Report

The Treasurer's Report is attached to these minutes and fully incorporated by reference.

Committee Reports

Darla then called for Committee Reports. Paula stated that the Social Committee has a request that the one year trial period for the Community Garden be removed. She stated that the garden has worked well, and that the Community is very enthusiastic about its success. She further stated that the committee would like to construct a green house on the site, but would like to do so, without the trial period. Erik responded that we shouldn't waive the trial period for the reasons it was put in place originally by the Board. It is important to see how things go during the rainy and cold fall and winter seasons. Kurt stated his agreement, and the consensus of the Board was to leave the one year limitation on the garden in place.

Governance Committee

Kevin reported that the Governance Committee has had several Zoom committee meetings resulting in three areas of proposed changes to the Association's By-laws:

- 1) A By-Law change regarding membership privileges for lots owned by multiple families, corporations, and estates.
- 2) A By-Law change to shorten the time to begin the foreclosure process after an owner becomes delinquent for non-payment of assessments.
- 3) A By-Law addition instituting a formal alternate dispute resolution process.

Kevin added that the Governance Committee will meet with the Board during executive session to present and discuss the legal details of the proposed changes and addition to the By-Laws.

Marina Committee

Udo presented the Marina Committee report which is attached to these minutes and fully incorporated by reference.

Equipment and Vessel Committee

Udo presented the Committee report on the progress of our new ferry, which is attached to these minutes and fully incorporated by reference.

Land Trust/Conservancy Committee

Scott read the committee report prepared by Steve Jefferies, co-Community Chair. The committee members are: Scott Holte, Board chair, Charlene Day, co-Community Chair with Steve, Kristine Bennett, Lori Christopher, Laurie Gray, Chuck Motson, Barb Holte, and Kevin Smith.

Pursuant to the draft Charter and Goals presented to the Board in January, the following is a summary of our activities to date:

1. **Mapping of Island Lots.** The committee has continued too discuss/identify community-owned lots, especially non-buildable tidal properties and wetlands that might be suitable for conservancy efforts.
2. **Conservancy Formation.** The committee continues its online Zoom meetings to discuss this topic. As previously noted and confirmed following discussion with the attorney assisting the committee, it does appear that a “conservancy” rather than a “land trust” best suits the Charter of the committee.
3. **Legal Guidance.** Following approval by the Board for \$2,000 in funding to initiate legal consultation, committee member Scott Holte met online with Mr. Kyle Loring, an attorney based in Friday Harbor, San Juan Island, experienced in conservation work, particularly with island ecosystems like Hat Island. This meeting was an opportunity for Mr. Loring to better understand the circumstances of the island and based on this information he will be reporting to us shortly with recommendations.
4. **Future Activities.** Committee members plan to explore connecting with other state and local environmentally-oriented organizations that could inform and advise us on the opportunities we have to sustain and enhance the island environment. We are looking at identifying specific areas of natural concern such as eagle nesting sites and others.

Respectfully submitted,
Steve Jefferies
Co-Chair Conservancy Committee

Community Input

Kim reported on an email she received from Adrianna Van Elswijk, A5, requesting the Board consider sponsoring, either via an exception to the ferry prohibitions, or on a barge run, a chimney sweep to come to the island. The Board responded that this should be owner driven, just like bringing a septic tank truck on the barge. Kim will ask the community if anyone is interested in the chimney sweep and pass that information on to Ms Van Elswijk, as this would be organized by and paid for by the community members that are in need of the service.

There being no further matters before the Board, Darla asked for a motion to adjourn to the Candidate's Forum, and then to executive session, without reconvening into Regular Session. Scott so moved, Paula seconded the motion, which passed unanimously.

The meeting was adjourned at 11:03 A.M.

*Respectfully submitted,
Scott Holte, Secretary

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