

Board Meeting June 19, 2021

In attendance:

Paula Bafaro President, Dan Jensen Vice President, Kurt Kassahn Treasurer, Aimee, Chambers Secretary Don Stark Trustee Erik Smith online Jonathan Thurman online

Paula called meeting to order 10:30

Call to approve last meeting minutes Kurt motioned to approve Don stark seconds all in favor

Presidents report

Good morning, and Happy Juneteenth. I hope we will all have a moment to celebrate and reflect on this important holiday. Welcome to our first in-person board meeting in over a year. Tomorrow is the first day of summer, and somehow this feels like a new beginning for all of us. I want to welcome the many new Hat Island owners, and to reach out to the owners who have been here for many years or even decades. I hope you will become or continue to be involved in the many wonderful ways to enjoy our island. Besides the beaches, the golf, the tree-lined walks, the sunrises and sunsets, and so much more, we also have many opportunities for involvement and management of our island. You may find an area of interest or expertise to contribute to our many committees, including Golf, Marina, Nature Conservancy, Strategic Planning, Technology, Vessel, Water, Social, Finance, Governance and Safety. You can find the community chair contact information for each committee on the hatisland.org website, on the volunteer tab. The committees work very hard at coming up with ideas and solutions to make our island the wonderful place it is to live and to play.

We would like to report on the progress we are making with the PUD cable installation. As you may know, the PUD is in negotiations with the Tulalip Tribe to request access to a Tulalip lot that PUD would like to use to lay the new three-pronged underground power cable stretching from Tulalip to Hat Island. Our

own Ray Stephenson is working with Mel Sheldon, the Tulalip Tribes Board of Directors Council Member, to request assistance in setting a meeting with the Tulalip leaders to come up with a fair exchange that the tribe will accept for this access. We expect this meeting to be set up in the coming weeks, anticipate a positive outcome, and will be in touch with any news.

With the opening of summer, and high season on the island, we can expect to see familiar and new faces. Let's be sure to give a smile or a wave, or stop by to learn something new about a neighbor, or share something of ourselves. And to all of the dads, grand dads, pet dads, and future dads, have a very Happy Father's Day tomorrow!

idents report

Call for candidates

- We would like to place a call for candidates for the 2021-2022 Hat Island Board of Trustees. The candidate application is posted on the Hat Island website. Once completed email it to hioffce@hatisland.com
- There will be three positions up for election.
- Kurt Kassahn's three-year position will be ending.
- Darla Younce's two-year position, temporarily filled by Don Stark will be up for election.
- Jon Thurman, who replaced Udo Gerz, will need to run to remain in that position. That positions term will end in September of 2022.

Legal Report

Surowiecki WA Supreme Court case: Oral argument was May 27. We can't know for sure when a decision will be published but it will probably be several months.

Surowiecki Foreclosure: No update other Surowiecki has filed counter-claims alleging many of the same claims he asserted in the previous lawsuit. HICA will be pushing to avoid the re-litigation of these issues.

Div. H Lawsuit: HICA's attorney received new documents from counsel for Div. H on June 17. They have not been reviewed but we expect that to happen soon.

Island Managers report

Summer has arrived! Well, technically tomorrow....but the sun is out and we had our first major holiday on the island! Happy to report it went very well with very few issues.

I want to send a thank you to the Marina Committee for their outstanding Marina Clean Up day, done between downpours. More work to be done and therefore more opportunity to help out. Keep your eyes out for more information. We will be doing a couple of tests on Monday with a marina safe wood protection water based stain. Before investing a large amount of money on this protectant we want to see how it holds up on a couple of high traffic areas.

Summer months are focused on keeping the roads and water in good operating condition as the island feels the impact of the summer's high volume usage. The Finance Committee is beginning its work on the 2022 budget. Finance Board Chair, Dan Jensen, has reached out to all of the committee chairs to find out what their short term needs and long term needs will be in hopes that we can begin budgeting out 5 years at a time.

A reminder as we enter the warm season that water is a precious commodity and should be used wisely. While we are able to produce more water than in years past our little island is growing and we need to make sure that we don't deplete it every weekend with sprinklers and what not. Conservation is key and we ask you to be aware of how you are using your water.

Another reminder is that when the weather warms our roads become dust. Put your car in first gear and drive slowly. If you see a plume of dust behind your car you can pretty much guarantee that you are driving over our speed limit. We did a dust speed test last year and will send that out as a reminder as well.

Our hopes for the summer are that owners can come and enjoy their island paradise. To do this we need to work as a team. Help your neighbors when needed, drive slowly, burn responsibly, follow the rules of the island and be respectful to each other and join some of the fun activities the island has planned via the Social Committee, the Hat Island Yacht and Golf Club and the Fire Department.

The Greatness of a community is most accurately measured by the compassionate actions of its members.

Coretta Scott King

Sandy Bettencourt re: Fencing

ACC Fencing Presentation for the Board of Trustees June 19, 2021 Board Meeting

My name is Sandy Bettencourt and serve as the current Chair of the ACC. I would like to thank the Board for the opportunity to present today on behalf of the ACC (Architectural Control Committee). For community members who may not know, the ACC is a decision-making committee charged with responsibility of managing the CC&Rs for the Hat Island community. The current members of the ACC besides myself include: Bill Townsend, Tom O'Day, and Erik Smith. Hopefully as the ACC has information regarding the CC&Rs, they will be welcomed to share this information with the community so they are better informed of our roles, and responsibilities to them as property owners. In order to accomplish this, we also request that we be able to send out periodic information to owners via our website/email system.

I am here this morning to discuss fencing. As you know the CC&Rs are vague on this topic. As our island community grows, we need to provide our ownership

with more detailed guidelines as to what they can or cannot do in regard to CC&Rs and what policy and decision-making criteria we will use.

- Fencing issues have popped up over the past several months. There have been requests to develop fencing standards for our community and possibly determine whether landscaping that acts as a fence-like barrier should be regulated within any created fencing policy.
- For many years the ACC has not had a large demand for fencing. Previous ACC members have approved fencing on a case-by-case basis. Now as more people are submitting requests to build or want more privacy (for different reasons), we are receiving more questions and concerns on this topic.

I have started to research this topic and have a few thoughts. As with any issue concerning the CC&Rs the ACC has always welcomed BoT's feedback and support.

Some information for the Board to know about fencing:

- We could follow exclusively the Snohomish County rules on fencing. From my research the County currently does not have rules on residential landscape used as barriers/fencing between owner properties. If we choose as a community to follow county code entirely, we will be subject to approve all kinds of fencing materials (wood, metal, chain-link etc.) and the fencing could be installed at a variety of heights up to 8 ft. Our question for the community at large, is this our preferred direction or vision for Hat Island?
- HOAs may not be less restrictive than WA/County codes/law. However, HOAs may be more restrictive. The County acknowledges this fact. The law acknowledges this fact as long as it is not excessive.

- For example: an HOA may agree to fences, however may restrict the types of **fencing materials** or put conditions on certain materials. For example:

Use of chain link fencing may be used for bluff safety fences but must be made of black coating, and not exceed 3.5 – 4 feet in height. If allowed be used in a yard, it would need to be landscaped to cover-up the chain link look.

Metal fencing (such as corrugated metal) is not a permitted material in many HOAs.

Some HOAs require wood fencing to be stained in a natural wood color only. Painting of fencing is not recommended but if used must be in natural tones that create harmony within the neighborhood.

These are only examples of other associations policies. We would need to decide what makes the most sense for our community.

Fencing heights are another concern. Up to 6-8 feet heights are most commonly used in the county code regulations for residential fencing. Many HOAs either disallow or limit this size of fencing to the front of the property. Many restrict fencing to not exceed beyond the street side corner of the house. For shorter fences, the average height is between 3.5 and 4 ft. for enclosed yards. It is pretty much all over the place. It provides us with an open slate for deciding what we want our community to look like.

When the ACC makes approvals on home/other building structures including move in homes, the ACC has other responsibilities besides making sure the home meets setbacks and quality development criteria. We also look at how the structures will harmonize with the other home structures. To date, the island residents have freedom to build or move in unique homes as opposed to a cookie-cutter houses that look alike or are painted alike. If you drive around the

island, you can notice that most homes are different, yet do not overly distract from the look and feel of the neighborhood as a whole.

The question is, fencing if set side by side and is very different in materials or style, may not have the intended harmony, but rather look disjointed. It could distract from their surrounding neighbors' homes or existing fencing. This is why many HOA communities place type of fencing and fencing heights in their application requirements.

The more recent issue on Hat Island has been when does landscaping become fencing and does the ACC consider it fencing. I am sure we can come up with several interpretations of when landscape becomes fencing if at all. To date, the ACC does not regulate landscape, however we acknowledge problems can arise in this area. I did send a question to the county in reference to residential landscaping rules. There really isn't set residential code other than safety requirements for fencing on street corners so that fences and landscaping does not create sight line issues for traffic (auto/pedestrian). Issues relating to landscaping problems such as view blocking, non-maintenance, and light blocking are referred as a civil court matter. Our attorney could reconfirm this, as the answers sometimes differ depending on who you talk with at the county.

We currently have a blend of all these issues on Hat Island:

- **View blocking concerns** (There are no county or state regulations that I can find). I know that there are some HOAs who take views or view corridors into consideration.
- **No hard or landscape fencing standard**
- **No landscape standards** (for private and common areas)

We would need to assess how existing fencing and or landscape if in violation with what is created is handled? For example, would these properties be given a

time frame to become compliant, would they need to come into compliance when the fence or landscape needs to be replaced or when the property is sold?

How would critical areas be treated?

Most likely these and any new policy would need to be referred to legal for how this would be handled.

Moving Forward

Possible Process Recommendation:

We could survey the community to get overall preferences. The ACC would need some support to assist with the survey. This survey could be on a number of ACC topics with fencing as one of them.

From the information gathered, the ACC or subcommittee created by the ACC would bring forward their findings, and recommended policies associated with fencing criteria for Board and community input. The prevailing interests of the community would be considered and a policy will be adopted by the ACC for their fencing review standards moving forward.

As the current Chair my goal is to shed more light on the work of the ACC. There are no secrets to this long-standing committee. We just work quietly on behalf of our ownership as gatekeepers of these very important covenants that protect this community and our property values.

Again, thank you for allowing us to present today.

Report Submitted by: Sandy Bettencourt, ACC Chair

Other ACC Members:

Bill Townsend

Tom O'Day

Erik Smith, Secretary

Dan: Appreciate Sandy's help with this and believes we need to get a survey out to develop policies. The more we talk about the things and community wants for involvement

Paula: Sandy would you assist us with the survey and she said she would help.

Dan: It helps to get background in the survey as well ex; Years on island etc....

Don: There are some fences that are for protection of property and not just dogs, ex: H division Sandy agreed and believes we may need to do some tweaking and such for various divisions

Treasurers report: Kurt Kassahn

- All payables are current and our reserves & operating income are as follows:
 - Capital Reserve: \$486,652.03
 - Cash Reserve: \$258,287.31
 - Marina Reserve: \$120,261.52
 - RO Reserve: \$152,648.26
 - Operating Income: \$274,794.56
- The largest portion of the decrease in our Operating Income is from the pre-payment of our insurance of nearly \$150K. The 50% increase of our 2021-2022 insurance was discussed last month.
- Detailed P&L and Balance Sheets will be posted on-line for your review.
- No updates with the audit other than requesting more information.

Water Report:

Water produced in Apr:

	Apr	YTD
Wells	250,600	889,710
RO	124,740	294,690

Totals 375,340 1,184,400

During Apr the Wells and the RO performed as expected.

The production from this period was 6% less than Apr of last year. The water mix was 67% wells and 33% RO.

The YTD produced is 5% higher than the last 2 years avg of their YTD amount.

Water committee meeting last week and they are looking for additional volunteers for the water committee. Please reach out to Erik Smith, Kim Gleason or Chuck Motson. Shout out to the team for the repair on division N leak. Dan: we do need more volunteers for this committee because it is a big focus for the long term planning. Paula asked what is the optimal water....we need to run the RO more than we do from Chuck. Erik weren't we going to talk about executive session. We are doing it after reports

Vessel and Equipment Committee

Kelly Dukes: Vessel committee

Ferry Capacity

- Another Holiday -US Coast stated capacity is 48 occupants

Discussion:

Passengers

- Passengers have been limited to 25 due to social distancing
- Captain Shane recommends trial capacity at 40 passengers to validate reasonable load
- Concerned that as we prepare to open up seating capacity, if we go directly to 48 occupants and cargo and find that this pushes limits we could have to turn away booked passengers
- Desire to validate a true comfortable capacity that safely holds passengers and cargo
- Center bench seats- 3 occupants on a bench may not always be achievable
- Seating capacity likely to ultimately exceed 40 but under 48

- Consensus reached to recommend starting at 40 passengers and re-evaluating at next meeting

Vessel Committee Recommendation:

- Increase Another Holiday capacity to 40 passengers effective immediately

Suggested Motion: "I move for the ferry capacity to be increased to 40 passengers effective immediately"

Baggage and Cargo

- Passenger runs- baggage is limited to 10 cubic feet per passenger
 - Under seats: Coolers and large tubs
 - Overhead: Reusable grocery bags, small suitcases and smaller items
 - Passengers need to keep their baggage within their space (don't encroach on other passenger's storage space)
 - If owners have more items to bring- consider riding/ bringing it over on designated cargo run
 - Crew will warn passengers if their baggage exceeds limits and may require excess items be returned to passenger's vehicle if ferry is unable to accommodate- Captain and crew determines
 - After 2 warnings for excess baggage passenger may be referred to Island Manager for follow up
 - Argumentative or unruly passengers may be suspended from ferry

Vessel Committee Recommendation:

- Crew to warn passengers if baggage exceeds limits- passengers may have to return excess to vehicle
 - After 2 warnings passengers may be referred to Island Manager for follow up
 - Argumentative or unruly passengers may be suspended from ferry
-
- Cargo runs
 - Passengers limited to 10 passengers and their cargo
 - If larger items are to be transported passengers may be limited to 6
 - Store item on bow of boat and run as an uninspected vessel

- Essential safety cabinet/access to the safety equipment is located in the bow

Rider limits for owners, family and guests

Current guidance:

- Owners and family- no limits
- Owners may bring 2 guests per ferry

Discussion:

- Maintain owners and family- no limits and 2 guests per ferry run, per household
- Revisit guest limits at next meeting after we have tested boat capacity limits
- Owner to be on the island for guest to come
- Some owners have large families, some do not- what is balance between family and friends
- Concern that large families have booked all the seats- it has happened recently several times
 - Triggered need for extra run as it filled the boat, other property owners did not have a spot
 - Family of 18 on one ferry – week of Memorial day
 - Family of 13 on one ferry- week of June 10-13
- If 50% of the boat is booked by an owner- need to charter boat – fees TBD refer to island manager
- Consider charter boat run for guests- follow up discussion at next meeting after we open up capacity and better understand constraints and needs
- Concerns about ensuring Owners have priority access to the ferry and concerns about cost to bring friends over
 - Consider charging guests more - TBD
 - Owner and family remain at \$9.00
 - Guests at increased price? Deferred to next meeting for more in-depth conversation

Vessel Committee Recommendation:

- **Maintain ferry is open to owners and family- and 2 guests per ferry run, per household**

- Owner to be on the island for guests to come
- If 50% of the boat is booked by an owner- need to charter boat – fees TBD - refer to Island Manager

Mask requirement

Current guidance:

- Mask are required for passengers and crew
- Windows remain open as weather permits to increase ventilation

Discussion:

- If WA State lifts mask requirement on or about June 30 should we lift masking requirement
- Masks are still required on airplanes, buses and other forms of public transportation
- Concern that COVID rates are increasing in other areas of the world and we have a vulnerable population we should protect
- Increased passengers (new capacity set at 40) means people will be sitting closer together
- Maintain masks for now- 20-minute ferry ride is not long- revisit topic again at next meeting
- Keep windows open for ventilation as weather allows
- Another Holiday is a Private Vessel federally licensed and regulated operating under the parameters of CFR 46 and further regulated by the Washington State Utilities and Transportation Commission and state Department of Revenue. It is the legal responsibility of the crew to ensure the vessel is operated within these regulations

Vessel Committee Recommendation:

- Maintain mask requirement- revisit at next meeting

Suggested Motion:

Ferry Staffing- Ferry Runs/frequency

- Back up Captain
 - Carl will be available in July *-just for the month or July? or high season?*
 - John in training as B/U Captain- *availability?*
 - Captain Shane needs to have breaks/time off
- Need to hire extra deck hand- Harrison is leaving soon
- Captain Shane indicated current crew staffing would allow for an additional run on Thursdays between 4:30-6:30 if needed/required
- Recent survey monkey poll- indicated support to add ferry run on Mondays
 - Vessel committee members- indicated strong support/usage – help with Dr Appointments etc.
 - Suggesting potential pilot run- TBD
 - To investigate and engage Board and Finance Committees in discussion
- Need to consider ferry runs/availability- lot/home owners will continue to purchase boats and marina is full

Vessel Committee Recommendation:

- Hire additional Deck Hand
- Maintain Ferry B/U Captain
- Investigate expanding ferry schedule – in partnership with Board and Finance Committee

Hat Express

Captain Shane reports the following:

- Trim tab fixed- took boat out for trial run
 - Boat is so weak 90% load at 1600RPM's
 - At 15 knots engine is sending overload signals
 - Boat Broker is advertising Hat Express can cruise at 21 knots and achieve 27 knots
 - Need to advertise the reality of the boat (slow /old)
- Compression check on the engines

- Pacific Power can do it- TBD
- Rick Benet- Diesel mechanic – may have the equipment to do the compression test - TBD
- Coast Guard annual inspection is due now
 - 90 days- to complete
 - Important to maintain certification
 - Targeting certification in August
- Work to compete on Hat Express to enhance value/ attract buyers
 - Hull out swap out props or clean props
 - Clean bottom- boat has not been out of the water for 2 years
 - Barnacles may be contributing to slow speeds
 - Paint bottom
 - Work parties to spruce up the inside
 - Dock in the Hat Island marina

Vessel Committee discussion- All of the above and the following:

- Hat Island Community paid \$150K for the boat
- Broker suggested price of \$350K is not attracting buyers
 - Recommend deep discounts
 - 90 day agree with Rob at Pinnacle Marine
 - Suggest complete 90-day obligation and move on to other option to list/sell vessel

Vessel Committee Recommendation:

- Complete work recommended by Captain Shane
- Organize work party to spruce up inside
- Complete Coast Guard inspection/certification
- Reduce ferry list price significantly
- Complete 90 days with Rob at Pinnacle Marine then transition alternative Broker/ options to sell vessel

Kurt: regarding unruly behavior. People need to realize this is a DOT vessel and people who are combative and unruly need to be handled

Dan questioned if barge runs still need to happen with Cargo runs. Kim responded that the items coming on cargo are different. Kristine B asked if she could pay for extra tickets to bring more on ferry. Kim addressed and said it has been discussed. Kim made a decision if there is less than 10 people someone can call ahead of time to get more on, however then the people waiting on the other side see the cargo being unloaded. We are still working on resolutions. If anyone has suggestions, please feel free to share

Dan: When you look at reservation system you can see how many people are on there. We should work on some sort of policy but we need to work thru these issues to allow guests.

Paula: When you were discussing guests, did it come into play family members.
Jonathan: 2 guests does not work for most families we are doing a disservice for our members. If you charter you can bring whoever you want. Kim: this may change in two weeks but we want to see how this goes and adjust accordingly. We are increasing capacity. What is definition of family: children, parents and grandparents. Kurt: two guests limit is limiting is there any way we can do with a break point. Dan: Ferry does not make money especially with empty runs. One idea is if people do a charter can they then open it up for others. This would relieve some of the capacity especially for holiday weekends. Jonathan whether it makes profit or not it is a service for our community. Don: what did we do before covid? Kelly: There were no limits. Don: If we do this and then don't change it till July, you have now missed most of the summer. I would like to allow 4 guests and see how it goes and if it doesn't work we can go back. Kurt: It is a service and when we got new ferry if we needed extra runs we would do it. Jonathan: I am leaning to opening up to all. Paula: Started with thinking 2 was limiting. But more open to 4. Aimee and Erik agree. Dan we could always revisit in a special meeting if we need it.

Paula: Given our time constraints I would like to ask no community feedback/questions during this session

Jonathan moves ferry to open capacity to 40 Kurt seconds all in favor

Ferry open to owners, families and 4 guests. Don motioned and Kurt seconds all in favor

Golf report Bruce Kolpak

HICA GOLF COMMITTEE

Report to the Board of Trustees, June 10, 2021

GOLF COURSE VOLUNTEERS

CLEANUP DAYS

This spring the Golf Committee promoted two cleanup days, primarily to clear limbs felled by professional tree trimmers. Volunteers put in over 100 man-hours of hard labor. A big **THANK YOU** to those folks, and the volunteers who donated lunches for the workers. Since our trees are not going to stop growing, and winter storms often wreak havoc on the course, this will be an ongoing endeavor. More volunteers are needed, so a list of regular golfers is being assembled for a targeted email to supplement the normal community flyers.

ADOPT-A-HOLE PROGRAM

Our part-time greens keeper does not have the time to maintain the numerous gardens on our course, so we must rely on volunteers. Prior to 2019 the Community supported adopt-a-hole volunteers with an unbudgeted material fund of \$500 per hole; a great incentive for attracting and retaining volunteers. These funds were suspended in 2020, and then restored to \$50 per hole for 2021. Over the past two years' improvements have been postponed and the volunteers have had to purchase materials out-of-pocket.

The Golf Committee invites the Board Members to tour the golf course and admire the work of our volunteers. Start with the newly painted starter's shack at #1 (Nelson/Guimond/Potter), then move on to the beautiful gardens on the left side of the #2 fairway (Harmon), the spectacular signature #3 tee (Bender), the tidy #4 tee (J.Near), the well maintained area by the #5/#9 restrooms (Andrews), the beautiful amphitheater setting of #7 (Allen), the spiffed up #8 tee (Nelson/Guimond), and the pretty gardens at the #9 forward tee (Church/Rand/Pettersen) and green (Younce/Pettersen). We should not expect these volunteers to spend out-of-pocket material expenses in addition to their donation of labor.

MOTION TO THE BOARD FOR THE SUPPORT OF GOLF COURSE VOLUNTEERS

In lieu of the old Adopt-A-Hole funding, the Golf Committee moves that the Board approve a budget of \$5,000 per year, managed by the Golf Committee and the

Island Manager, to reimburse adopt-a-hole volunteers for their material expenses, and to provide lunches for the cleanup day volunteers.

GOLF COURSE MAINTENANCE

Equipment maintenance has been an ongoing issue. The uneven nature of our fairways causes above average wear and tear on our equipment. We lack the expertise on the island to make repairs when the equipment breaks down, so broken equipment sits and course maintenance suffers. This will likely require bringing in professionals from the mainland. The cost of this service will be investigated so that a budget recommendation

can be made.

STRATEGIC PLANNING

As a result of the recent Community strategic planning session with Shirley Allen representing the Golf Committee, we will be developing 1-year, 3-year and 5-year goals.

We will also be working with the Finance Committee to make sure that the capital equipment needs of the golf course are properly represented in the Reserve Study.

One of our 1-year goals is to begin planning for improved practice areas at the golf course. There is community owned property immediately south of the starter's shack,

and also across the road to the west of the starter's shack. It is intended that these practice areas be available to the community members free of charge.

As a first step, it is recommended that these areas be cleared and leveled so that their development can be better understood and planned.

MOTION TO THE BOARD FOR THE SUPPORT OF PRACTICE AREAS

The Golf Committee moves that the Board authorize the Community Maintenance team

to begin preparing available areas for the development of practice areas.

Dan: You are looking for 2022 budget for the golf course ask. Is there anything that needs to be done for 2021? We will put into the budget for 2022 that gets

voted on by committee. Kurt going to work with Bruce to come up with number for budget.

Proposed practice areas to be developed. Dan makes a motion to approve developing practice area Aimee seconds and all in favor.

Nature Conservancy

Submitted by Co-Community Chair Charlene Day

The Nature Conservancy of Hat Island Committee will continue educational/exploratory beach walks for the summer on the following dates: July 24th and Aug. 21st, both on Saturdays, please look for our sandwich-board announcement that will be visible near the ferry loading kiosk.

Many thanks to the Office for posting these dates on the yearly Hat Is 'calendar' as well. Please anticipate a full day on July 24th for not only beach exploration but a contest for beach clean-up, a great family experience!

Much of our goal is to encourage everyone to become stewards of Hat Island's natural beauty and protect critical areas for the future. A very informative, committee-created video was posted on Hat Is Info Facebook, dated May 13, entitled "Trees: The Big Five" featuring two Hat Islanders, Laurie Gray and Kristine Bennet, who describe characteristics of the five key trees found on the island. Also in the planning, to look forward to, is an informational video about our resident owls and raptors!

Long Range Planning

Report on Long Range Planning Meeting of Committee Chairs May 15, 2021

Facilitators Chuck Motson and Dan Jensen

Present

Charlene Day (Nature)

Shirley Allen (Golf)

Lori Christopher (Social)

Karen Connor (Governance)

Doug Farleigh (Technology)

Chuck Motson (Planning and Water)

Aimee Chambers (Marina)

Dan Jensen (Finance)

Don Stark (New Planning Board Chair)

Kin Gleason (Island Manager)

Agenda

Opening the meeting – Welcome and note this meeting was three firsts

- First working committee session
- First Hybrid In-person/Zoom meeting
- First formal meeting of committee chairs coordinated by Planning Committee

Chuck Motson Presentation overview of priorities and achievements established at the 2019 retreat. Chuck also made a short presentation of the Island strategic planning

Review by each committee

- Update of committee members (This information will be posted on Hat Island web site)
- 2016, 2019 goals from the retreats as well as individual committee 2021 goals
- Spreadsheet review to be used by finance committee in developing 2022 budget and 5-year budget
 - Community equipment associated with each committee's function
 - Condition
 - Expected remaining life
 - Estimated replacement cost
 - Additional equipment requests, year requested, estimated cost

- Additional expense requests, year requested, purpose
- Order of Committee discussions
 - Golf
 - Governance
 - Nature Conservancy
 - Marina
 - Technology
 - Social
 - Water
- Review of Trello browser application
 - A Trello board will be established for each committee
 - Committees can use for communications, project coordination, scheduling, member contacts and other uses
 - (As of today all committees except safety have been populating their boards)
- Key discussions were centered on enforcement concerns, new safety concerns in the marina and some budget needs.
- The spreadsheets are available if anyone is interested
- Don Stark was introduced as the new Board Chair for planning. Dan Jensen is moving to the Nature Conservancy.
- Given this was the first meeting of this kind, it went very well.
- In a follow up discussion Dan thought it might be a good idea to reconstitute the Planning Committee membership to the committee chairs. He will bring this up with the BoT for consideration and a charter change if necessary.

Marina Committee: Executive Summary for Board of Trustees by john gray:

There are no action items for the Board of Trustees.

The repair, replacement and new docks will begin at a community work party after Labor Day. Most materials are on the island and additional materials will be needed. These are budgeted for.

An addition to this project is the moving the platform dock where carts are staged to inside the ferry slip. This will create two additional 36 foot slips and provide more space for ferry passengers and the opportunity to use the bow of the ferry for loading and unloading. The power pedestal to serve the ferry will be relocated to the platform dock eliminate the need for the passengers to walk over the cord. The 240-volt power will be stepped down to match the ferry's 208-volt system thus saving the use of the ferry's generator that now runs while at the marina. Also, the 8-foot-wide dock that ferry docks to will be widened to 10 or 12 feet to make is safer for passenger loading and unloading.

The improvements and repairs to the parking lot are currently being planned. The parking lot is being surveyed. Keith Litchfield will be creating a drainage plan using the data from the survey. Investing in the parking lot will create more parking spots, make better use of the available space and save considerable future staff time to make the many repairs currently needed.

The Marina Committee is finalizing its charter that directs and clarifies its mission. Discussion about how reciprocal moorage is done and what the recent survey showed has not created any changes for now. They survey may be repeated after Labor Day with a direct email to the owners of 150 boats.

The Marina Clean up on June 5 accomplished a lot of work. 24 people worked for three hours between storm cells. There is much still to do. The marina and parking lot is Hat Island's front yard. Another work day will be scheduled to finish the important projects.

A. INFORMATION ONLY ITEMS [no decisions] – see the information that starts in the APPENDIX on Page 4. List of Information Items:

1. Dock Repair and Boat Ramp Dock Project
2. Electrical Upgrade to Power Pedestals

3. Power Transformer and Move Power Pedestal
4. Parking Lot Improvements, accomplishments and being planned:
5. Marina Usage Statistics for last 6 weeks: are posted on the Trello Bulletin Board

Action: Questions or discussion on any of these?

A. Action items on Prior Business:

1. Charter for the Marina Committee

Background: The current charter of the committee is outdated. The core element is the revenue from the marina should increase by 10%. A current charter is needed to focus the time and efforts of the Marina Committee.

Suggestions for a new charter: “The Marina Committee provides leadership for volunteer work in the marina and the parking area, does research, and provides (a) advice to the staff and (b) recommendations to the Board of Trustees about:

- a. Determine the best use of the limited parking space and moorage space.
- b. The maintenance and operation of the marina. Create and sustain quality with an emphasis on safety for the docks and parking areas.
- c. Drafts updates to the Marina Policy, Rules and Regulations.
- d. Periodically survey the Community.
- e. Find the balance between having predictable docking space for owners while welcoming other authorized users,
- f. Determine and plan for future financial impacts to maintain the marina and parking area,
- g. Maintain the financial objective that revenue from the Marina is used to create a reserve fund for the marina and benefits the entire Community.”

Action/Decision: Continue the discussion and deliberation to the next meeting. Finalize the draft and send the charter to the Board of Trustees for adoption.

1. Change of Reciprocal Moorage Administration to Self-service and with a Designated Slip

Background: Members of other yacht clubs must contact the Harbormaster before coming to the island. About 15 to 20 boats a year use the reciprocal moorage at the marina. The 40 feet of reciprocal moorage is managed by the Harbormaster and boats are placed at various docks according to their size. Users pay \$5 for the first night. The Harbormaster must personally contact each boat operator several times (the inquiry, where to go in the marina, and pay the fee.) The staff prefers the current system. This non-designated reciprocal dock strategy is rarely used among the other 100 yacht clubs in the reciprocal moorage agreement. Continuation of discussion from previous meeting.

Action/Decision: Continue with the current system. Add new signage for boaters who arrive without prior connection to the Harbormaster. Review and improve the presence of the Hat Island Marina in the on-line resources that yacht club members use.

Rationale: The Hat Island Marina is unique situation from other marinas. If the reciprocal moorage is full, there is no option for paid moorage. Also, reciprocal moorage benefits the members of the Hat Island Yacht Club and, as an organization, is not asking the Committee for a change.

1. Results of the Marina Survey

Background: The Committee created a survey instrument and was distributed by email to the Community. The topics were: use by time of year and day of the week, length of boat, slip length usage, guest moorage, and future usage of the marina. 59 lot owners responded. This is about half of the number of boats that use the marina. See the APPENDIX for the raw data results.

Broad Trends from the Survey's Results:

- a) The majority of respondents use the marina year round and every day of the week.
- b) The oldest part of the marina gets the most use. This is also related to that parking area.
- c) The future use of the marina will not go down unless there are factors other than more ferry service.

- d) Guest boats are a second tier priority and should not be allowed unless the owner is on the island.
- e) The Harbormaster is the preferred strategy for the managing limited number of slips and when guest boats are allowed.

Action/Decision: None.

Rationale: The low number of responses was disappointing. Consider repeating the survey after Labor Day and direct email the owners with boats. The staff has a list of the over 150 boats that owners have.

A. New business and Topics:

1. Gain Two 36 foot Slips by Moving the “Cart Float”

Background: Slip G-1 is occupied by a platform float that is used to stage carts. Slip G-3 is narrow because of the platform float and not suitable for some 36’ boats. It is used by boats in the 24’ range. Moving the float to the other side of the pier and into the ferry slip would gain two 36’ slips. The float could be enlarged to fill the remaining gap and the width of the slip. The ferry operation is not impacted. The float could be used to as another access point to the ferry by a stair/ramp to the bow. Moving the float requires the re-location of a power pedestal that is on the float. See the attached map in the APPENDIX.

Executive Summary for Board of Trustees by john gray:

There are no action items for the Board of Trustees.

The repair, replacement and new docks will begin at a community work party after Labor Day. Most materials are on the island and additional materials will be needed. These are budgeted for.

An addition to this project is the moving the platform dock where carts are staged to inside the ferry slip. This will create two additional 36 foot slips and provide more space for ferry passengers and the opportunity to use the bow of the ferry for loading and unloading. The power pedestal to serve the ferry will be relocated to the platform dock eliminate the need for the passengers to walk over the cord.

The 240-volt power will be stepped down to match the ferry's 208-volt system thus saving the use of the ferry's generator that now runs while at the marina. Also, the 8-foot-wide dock that ferry docks to will be widened to 10 or 12 feet to make is safer for passenger loading and unloading.

The improvements and repairs to the parking lot are currently being planned. The parking lot is being surveyed. Keith Litchfield will be creating a drainage plan using the data from the survey. Investing in the parking lot will create more parking spots, make better use of the available space and save considerable future staff time to make the many repairs currently needed.

The Marina Committee is finalizing its charter that directs and clarifies its mission. Discussion about how reciprocal moorage is done and what the recent survey showed has not created any changes for now. They survey may be repeated after Labor Day with a direct email to the owners of 150 boats.

The Marina Clean up on June 5 accomplished a lot of work. 24 people worked for three hours between storm cells. There is much still to do. The marina and parking lot is Hat Island's front yard. Another work day will be scheduled to finish the important projects.

A. INFORMATION ONLY ITEMS [no decisions] – see the information that starts in the APPENDIX on Page 4. List of Information Items:

1. Dock Repair and Boat Ramp Dock Project
2. Electrical Upgrade to Power Pedestals
3. Power Transformer and Move Power Pedestal
4. Parking Lot Improvements, accomplishments and being planned:
5. Marina Usage Statistics for last 6 weeks: are posted on the Trello Bulletin Board

Action: Questions or discussion on any of these?

A. Action items on Prior Business:

1. **Charter for the Marina Committee**

Background: The current charter of the committee is outdated. The core element is the revenue from the marina should increase by 10%. A current charter is needed to focus the time and efforts of the Marina Committee.

Suggestions for a new charter: “The Marina Committee provides leadership for volunteer work in the marina and the parking area, does research, and provides (a) advice to the staff and (b) recommendations to the Board of Trustees about:

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Action/Decision: Continue with the current system. Add new signage for boaters who arrive without prior connection to the Harbormaster. Review and improve the presence of the Hat Island Marina in the on-line resources that yacht club members use.

Rationale: The Hat Island Marina is unique situation from other marinas. If the reciprocal moorage is full, there is no option for paid moorage. Also, reciprocal moorage benefits the members of the Hat Island Yacht Club and, as an organization, is not asking the Committee for a change.

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- e) The Harbormaster is the preferred strategy for the managing limited number of slips and when guest boats are allowed.

Action/Decision: None.

Rationale: The low number of responses was disappointing. Consider repeating the survey after Labor Day and direct email the owners with boats. The staff has a list of the over 150 boats that owners have.

A. New business and Topics:

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Action/Decision: Move the float. Work will take about a day after the staff moves the electrical power. Work will happen will be scheduled by the staff with assistance by the Committee.

1. Improvements to the Ferry Dock: Widen from 8 feet to 10 or 12 feet

Background: The dock the ferry ties to is 8 feet wide. The width of the newer dock on the east side of the slip is 10 feet wide which is clearly a safer dock for passengers. There is room and most materials are on-hand to widen the dock to 10 feet. With the stairs/ramp and the number of people going back and forth on the west side dock, widening the dock would make it safer to use. If the dock is widened, the decking would have to be replaced with grating of 50% of the surface area to comply with current regulations.

Action/Decision: Widen the dock. This will happen after Labor Day when the Community’s work party builds new docks

1. Improving the Parking Lot with Three-Quarter Minus Gravel

Background: The parking lot will be regraded, either in phases or in one effort, to improve drainage and improve the surface. Owner Keith Litchfield is an Engineer who specialized in drainage. He will be developing a drainage plan for the parking lot. He has recommended improving the park lot by adding a 4” to 6” layer of three-quarter minus gravel. His calculations show a need for a total of 2,697 cubic yards of gravel. This would need come out on a barge and tug with equipment to off-load the gravel and to spread it. The cost would need research.

Action/Decision: Support the planning and decision process that creates a solution that lasts 20 years. Do one big effort rather than smaller projects over several years.

Rationale: Much of the parking lot is in need of substantial repairs that takes considerable amount of time and effort to repair many times every year. With limited space and a growing number of vehicles, there is pressure to make better use of the space. There are portions of the parking lot that are not usable during the majority of the year.

1. Marina Work Party in July or August?

Background: The June 5 Marina Clean-up accomplished a lot in 3 hours with 24 people working. No work was done in the western portion of the marina. Work in the eastern portion and landscape work is unfinished.

Action/Decision: Schedule and plan for another Marina Clean-up Day. John will work with the staff and the Committee to determine the date.

Don: Any drainage issues with parking lot. John yes we have spots that are unable to be used due to the water that pools. When Keith has drainage plans we will look at the scope of the project and make decisions from there. We are striving for a 20-year fix instead of a short term fix.

Dan in the planning committee we had some concerns about safety of marina as it pertains to fires. John: The marina committee with the fire department will be working on how we respond to those issues.

Social Committee:

Paula Bafaro – Board Chair

Lori Christopher – Community Chair

Summer is here! A couple of activities coming up—the annual celebration of bringing back the light with the Summer Solstice Bonfire is happening tonight (June 19th) at the Commons fire pit. We will have a gourmet S'mores Bar set up at 7:30, please bring your own beverages. There will also be Mermaid tail blankets available for photo ops—Mermen really enjoy this! Everyone is welcome!

Thank you everyone who filled out the survey—as a result we will be hosting an All-Island Fun Run & Walk on the morning of July 10. More details and registration to come.

The evening of July 10 we will be hosting our first Live Summer Music Concert at the Commons—featuring our own Ian Weiner and his 5-piece Bob Dylan cover band. There will be a dessert bar in the pavilion, please bring your own beverage and a lawn chair if you wish. This is a free event for all ages—come out and sing along!

If we are unable to utilize the ferry to bring the band and their gear over to the island, we will be looking for boaters to help transport on the 10th. Thank you!

If anyone would like to volunteer to help for any of our upcoming Summer events, please contact Lori Christopher or send an email to hatislandsocialcommittee@gmail.com

Technology Doug Farleigh:

Good afternoon everyone - Doug Fairleigh, Chair for the Technology committee.

We've been hard at work evaluating several requests for technology improvements or new implementations on or for the benefit of island owners, such as the feasibility and placement of real-time marina cameras, evaluating island technology security and currency, and an online account balance and payment portal for owners, as well as making recommendations for improving the technology, training, and best practices for hybrid island meetings such as this.

Most pressingly, though – because of pending issues needing ownership voting - to enable web voting for elections and on issues - the technology committee evaluated several web-based products and developed the following proposal:

Proposed solution: Software-as-a-Service (SaaS) product from eBallot.com, “Pro” tier

Purpose: To enable the owners of properties on Hat Island to securely vote on island initiatives, participate in Board of Trustee elections, and any other pertinent votes, without the widespread use of paper balloting.

Primary benefit(s): Significant reduction in time to prepare, distribute, collect, and count ballots. Significant estimated cost reduction (1/8th of the cost versus mailed paper ballots). Ballot changes can be made up until (and if required, after) voting opens, if candidate or voting options change (e.g. a candidate withdraws). Significantly easier participation path for owners.

Primary drawbacks: Unknown management capability of eligible/ineligible voters. Education of voters on new methodology, and potential resistance to methodology change. No free evaluation period.

Proposal: The Hat Island Technology Committee discussed various options and proposes a 6 month evaluation of the SaaS solution provided by eBallot.com for Island initiative and election voting. The committee has agreed to offer assistance the Hat Island Office Manager in initial configuration (setup of accounts, administration, etc.), testing, and support, as well as a live test of the software to resolve as many potential issues prior to a binding vote being conducted. As noted, annual cost of the software is approximately 1/8th of the cost of the Island’s prior two votes (Board of Trustee election & bylaw voting), and would potentially increase voter participation. Time cost for the office manager and election volunteers would be significantly reduced as well, as the platform tallies all votes as submitted.

Evaluation plan: After initial setup (acquisition of license, addition of all owner accounts, admin familiarization with the software and it’s options), an advisory vote of a subject provided by the Hat Island Board of Trustees will be conducted

for all owners as a method of educating owners of the new voting process, communicating opt-out options (i.e., those that still would like a paper ballot), and resolving issues (invite emails to invalid email addresses, junk mail, etc.). A one-page how-to document will be prepared by the Technology Committee for education of owners. After as many issues have been resolved by the support staff (H.I. Office Manager & Technology Committee) as possible, a ballot for the first binding vote will be assembled, a voting timeframe established, and voting conducted. Additional full and limited voting will continue until the end of the 6 month timeframe, at which the Technology Committee will confer with the office manager, Board of Trustees, and potentially survey owners, to conclude the evaluation and determine to continue onward with the product, or evaluate another.

Evaluation timeframe: 6 months

Approximate cost for stated timeframe: \$200 for 6 months, billed monthly.

Approximate long-term cost: \$400 (annual agreement) per year, billed monthly.

Proposed motion: “I move for the acceptance of the Technology Committee’s recommended plan for web-based electronic voting, the associated evaluation & implementation plans, and associated costs, as presented by the Technology Committee in verbal and written form.”

For further product feature information: <https://www.eballot.com/capabilities>

Erik: How does the software for voting link up with our current database. It would work and generate with it.

Jonathan it does have some minimal overhead with maintaining the system. It doesn’t require much time per Kim

Chuck Motson said the bylaws need to be changed. Kim spoke with the attorney and he said we can do a trial run and then possibly do a possible by law change

Dan moves for acceptance of Tech committees electronic voting process.

Jonathan seconded and all in favor

Safety committee is looking for a new community chair

Erik: What BOT can and cannot put into executive session: BOT must follow bylaws and RCW 64.30.035

RCW [64.38.035](https://app.leg.wa.gov/rcw/default.aspx?cite=64.38.035) <https://app.leg.wa.gov/rcw/default.aspx?cite=64.38.035>

Association meetings—Notice—Board of directors.

*** CHANGE IN 2021 *** (SEE [5011-S.SL](#)) ***

(1) A meeting of the association must be held at least once each year. Special meetings of the association may be called by the president, a majority of the board of directors, or by owners having ten percent of the votes in the association. The association must make available to each owner of record for examination and copying minutes from the previous association meeting not more than sixty days after the meeting. Minutes of the previous association meeting must be approved at the next association meeting in accordance with the association's governing documents.

[...]

(4) Except as provided in this subsection, all meetings of the board of directors shall be open for observation by all owners of record and their authorized agents. The board of directors shall keep minutes of all actions taken by the board, which shall be available to all owners.

Upon the affirmative vote in open meeting to assemble in closed session, the board of directors may convene in closed executive session to consider:

1. personnel matters;

2. consult with legal counsel or consider communications with legal counsel; and

3a. discuss likely or pending litigation,

3b. matters involving possible violations of the governing documents of the association, and

3c. matters involving the possible liability of an owner to the association.

The motion shall state specifically the purpose for the closed session. Reference to the motion and the stated purpose for the

closed session shall be included in the minutes. The board of directors shall restrict the consideration of matters during the closed portions of meetings only to those purposes specifically exempted and stated in the motion. No motion, or other action adopted, passed, or agreed to in closed session may become effective unless the board of directors, following the closed session, reconvenes in open meeting and votes in the open meeting on such motion, or other action which is reasonably identified.

The requirements of this subsection shall not require the disclosure of information in violation of law or which is otherwise exempt from disclosure.

[[2014 c 20 § 1](#); [2013 c 108 § 1](#); [1995 c 283 § 7](#).]

RCW [64.90.445](#)

Meetings.

*** CHANGE IN 2021 *** (SEE [5011-S.SL](#)) ***

(1) The following requirements apply to unit owner meetings:
[...]

(2) The following requirements apply to meetings of the board and committees authorized to act for the board:

(a) Meetings must be open to the unit owners except during executive sessions, but the board may expel or prohibit attendance by any person who, after warning by the chair of the meeting, disrupts the meeting. The board and those committees may hold an executive session only during a regular or special meeting of the board or a committee. A final vote or action may not be taken during an executive session.

(b) An executive session may be held only to:

(i) Consult with the association's attorney concerning legal matters;

(ii) Discuss existing or potential litigation or mediation, arbitration, or administrative proceedings;

(iii) Discuss labor or personnel matters;

(iv) Discuss contracts, leases, and other commercial transactions to purchase or provide goods or services currently being negotiated, including the review of bids or proposals, if premature general knowledge of those matters would place the association at a disadvantage; or

(v) Prevent public knowledge of the matter to be discussed if the board or committee determines that public knowledge would violate the privacy of any person.

I feel like we as a board need to discuss this RCW and if it truly applies to HICA
<https://www.barkermartin.com/blog/condo-hoa-blog/post/executive-session-lifting-the-veil-of-secrecy>

Condo-HOA Blog

Executive Session: Lifting the Veil of Secrecy

Posted on April 18, 2013 by

The use of executive session is often a confusing and misunderstood function of a community association board's powers. We commonly see both over and under use of this privilege by well intentioned, but misinformed, boards. The law differs between Washington and Oregon.

[...]

For Washington HOAs, under the Washington Homeowners Association Act:

Upon the affirmative vote in open meeting to assemble in closed session, the board of directors may convene in closed executive session to consider personnel matters; consult with legal counsel or consider communications with legal counsel; and discuss likely or pending litigation, matters involving possible violations of the governing documents of the association, and matters involving the possible liability of an owner to the association. RCW 64.38.035(2). The statute goes on to describe procedures for conducting business under executive session that are discussed further below.

Now that we've covered what the law says, there are some **practical suggestions for community association boards to follow when utilizing executive session** (regardless of type of community or state where they reside).

1. Boards should use executive session in a consistent and uniform manner, that is, avoid varying its use depending upon which owner they are dealing with.
2. Executive session should not be used as an avoidance tactic. Boards should not convene or threaten to convene in executive session every time a controversial or contentious issue arises. The issues upon which a board can legally enter executive

session are stated expressly within the statute applicable to their association, and the statutes can be used as guidelines for all communities.

3. The Washington Homeowners Association Act provides strict procedures when utilizing executive session that are recommended for all boards—condo or HOA, Washington or Oregon:

a.

The board chair should entertain a motion to enter executive session that shall state specifically the purpose for the closed session.

b.

Reference to the motion and the stated purpose for the closed session shall be included in the minutes.

c.

The board of directors shall restrict the consideration of matters during the closed portions of meetings only to those purposes specifically exempted and stated in the motion.

d.

No motion, or other action adopted, passed, or agreed to in closed session may become effective unless the board of directors, following the closed session, reconvenes in open meeting and votes in the open meeting on such motion, or other action which is reasonably identified.

4. If minutes are taken during executive session, they should be marked as “Privileged” and maintained in the same manner as other confidential documents, *i.e.*, not available for disclosure to homeowners or third parties absent court order or extraordinary circumstances.

When used appropriately and discriminately, executive session can be an effective, and essential, tool for community association boards. Proper procedures are paramount in maintaining the integrity of a board’s decision making process. Do not hesitate to contact the team at Barker Martin if you have any questions relating to executive session, or any related topic.

====Governance Committee discussion=====

Open for questions: Dan this is very useful and it will go into minutes and post on Trello. If it is personnel matters do, we have to state this. No it can be more of a

general topic. Jonathan: generally, we have an agenda when we go into executive session so we are good there and don't deviate from the agenda.

ACC discussion

<https://www.hatisland.org/wp-content/uploads/pwlibrary/minfin/2021/2021-03a.pdf>

The below is from previous minutes in regards to ACC that was shared by Erik

7:03 Executive Session

Return to General Session:

Paula Bafaro makes motion for Jeremy Stilwell to address ACC resolution. Aimee seconded

Jeremy Stilwell states board to appoint 3-person committee to review ACC decisions. Disputes with the 3-person committee will be heard before the entire board of 7. This is an interim solution while the **board and ACC work with the Governance committee** to discuss a possible Bylaw change which would bring the ACC under the community as a **committee of the members**, should that be the vote of the community.

Paula Bafaro: approved

Aimee Chambers: approved

Dan Jensen: approved

Erik Smith: did not approve

Darla Younce: approved

Kurt Kassahn: absent at this point in the meeting

Erik: The recommendations were not given by the ACC. The standing committee makes recommendation this. Why was the ACC not working with the Governance committee to come up with a resolution?

Paula: The governance declined to work with ACC due to the longevity of this going on for 18 months.

Dan: Governance committee came back and said they had already made decisions regarding this. They had to explain their charter and then they put out their recommendation.

Sharon: As part of governance committee we were never communicated to speak with the ACC. We never received any invitation and it was never brought to us to meet with the ACC

Dan: It is extremely frustrating with the amount of time that has been put into this issue. We past a bylaw and no one has followed and those things could not continue. The ACC was not issued and bylaw is not being followed. We had this discussion in open session, we needed insurance. Every time we come up with something we as a board get insulted. We just want a resolution.

Erik: We are talking procedurally what needs to happen. I was told the governance committee didn't want to touch this with a 10-foot pole. Sharon says no meeting happened where this was discussed.

Paula: When we took this to the Governance committee, they said this has already been done.

Jonathan: We need committees involved so we can make decision.

Dan: We had the discussion with the Governance they didn't want to touch it. They told us there is no reason to do this because it was already done.

Kurt: The involvement of the ACC was never part of it.

Don: We have a procedural issue. An expectation that was created didn't happen and we don't have a solution. Maybe we can acknowledge the procedural defect and move forward as board. How can we get aligned and come up with a solution?

Kurt: Let's table this for now. And move forward

Don: What would the board do today and that we get a solution

Kurt: My point of view, ACC was not in by laws. How do you balance RCW/bylaws with CCR? ACC began compromising. We were so close to having this done and they want a true standing committee. I believe that separation is simple and essential.

Paula: Do you believe the resolution is acceptable

Dan: We appreciate the ACC and the governance is done what they feel works

Sandy B: I think we need to take a breath. I could ask that you read the email I sent but I am not going to do that. The Governance committee is a board committee and we are not. I believe if we could all get together and come up with a resolution. My concern is not about the questions, more about how the board was handling it. If we can meet together without attorneys.

Dan: the community voted in 2010 and this needs to be resolved. In that meeting this needs to be resolved.

Kurt: Schedule a working session and make a resolution.

Community Input:

Project Background and Description

i *My friend who is an avid disc golfer was riding with me while I was playing our course and mentioned that this would make a great disc golf course. I have only played once but was interested on his thoughts on how it would work as he has built and helped build disc golf courses many times. So, this proposal is to see if there would be interest in setting up a disc golf course along side the current course on the island.*

2. Project Scope

i *The goal would be to put an 18-hole disc golf course in our current 9-hole setting. It would most likely look like two-disc holes on each golf hole except for hole 3 (1-disc hole) and hole 5 (3-disc holes). The layout would be set up with free advice from many different disc golfers.*

Requirements

- i**
- *We need 18-disc golf baskets.*
 - *New disc golf score cards with layout and par rating for each hole.*
 - *6-8 starter disc golf frisbee packs (1 driving, 1 mid-range and 1 putting disc) that would be able to be checked out at golf shack.*

4. How it would work

i All current disc golf courses that are on a golf course have the rule that ball golfers always have the right of way (the disc golfers play at a slower rate). The Disc players would wait in an out of the way location until the golfers have passed. You could also make a rule that disc golf is only allowed at certain times (for example before 10am and after 2pm). The baskets would

be set up on the sides of fairways or tucked back into the woods where it would not affect most golf shots.

5. Affected Parties

i This would only affect golfers in a small way. The current course is not being used as much as it could or should be. Many people on the island do not play golf or only play a few times a year. This would give those who do not golf a chance to use our beautiful course. Disc golf is something that all ages and abilities can do.

6. Costs

i There would be an initial start up cost for the baskets, disc's and to print score cards. There would almost be no maintenance for the rest of it. The course is already being mowed and maintained. For a quality basket the cost is about \$300 each. Starter disc pack \$35 each printed score cards \$300. An initial budget to start would be \$5,500 to \$6,000. This can be paid for by either fundraising/donations or from the hat budget. The standard cost to play all day at a golf/disc course is \$10. I would suggest a teered schedule like our current golf rates (\$8 for adult, \$4 for 12-18 years, free for under 12). If we had 40 days a year where 8 adults and 8 kids played, it would be \$3,840 in revenue (I would think we would have many more than this). In two years, this would be net positive from the original investment with almost no new maintenance and all money could go to making the course better every year.

7. Implementation and time schedule

i *I would suggest that the golf committee takes care of the disc golf under their scope of work. Once approved we could start looking at the layout for the holes and get a map with pictures for approval for the locations. In the meantime, we would reach out to community members for donations and look to see if we can find it in the budget and maybe have a golf tournament for a fundraiser. With the combination of all three I think we would have enough to make it work. We could even start out with a nine-hole version if all the money is not there for the full 18. Once the money is in hand and the approval of the locations is complete, it would be a matter of getting the*

baskets to the island and setting them in place. That could all be done in a day.

I hope people find this as intriguing as I do. It is more revenue for the island while keeping it pretty much the same and giving one more entertaining thing to do while on our beautiful island.

Sharon Meadows input:

To All,

As I expressed at our meeting several times, I still feel that the Architectural Control Committee (ACC) should have been included in the Governance Meeting held on Monday, June 14, 2021. I also understand the ACC's hesitancy regarding everything being under one umbrella. A future Board could just write another resolution. We need checks and balances and perhaps the ACC had another path in mind.

All the information we were considering was crafted/interpreted by Jeremy Stilwell, our HICA attorney. Maybe the Architectural Control Committee, who apply the CC&Rs to island land development, etc., and are totally separate from the governing bylaws, would benefit by having outside council as is afforded to the Land trust/Conservancy Committee? Two thousand dollars was given to that committee for legal guidance.

This issue has been a stalemate for almost a year. With all the new building, additions to existing and already developed properties, roads, easements, etc. our

CC&Rs are a serious matter. Perhaps a third option could be developed which would protect from liability and maintain separate jurisdictions - governing bylaws and land regulations.

The outcome of this meeting bothered me all week because of the lack of choices. The Governance Committee deliberated with earnest efforts. I regret my vote, at the very least I should have abstained.

Respectfully,

Sharron Meadows A-24

Kristine Bennet has concerns with fencing and wording she was asked to provide it in writing to the board due to time constraints

Chuck Motson: Her statement that the trees were there before is incorrect

Kurt: this is civil matter and not to be discussed in community session

Sandy: What is status of H division. Paula: that was addressed in legal. Dan: They just have to come to agreement to the CCR's

Udo: I was part of this for 18 months in ACC. We do not have separation because Erik is part of the ACC.

Motion to adjourn Dan second Don 1:32pm all in favor

