

HICA Board Meeting July 17, 2021

In Attendance: Paula Bafaro President, Dan Jensen Vice President, Kurt Kassahn Treasurer, Aimee Chambers Secretary Trustees: Erik Smith, Jonathan Thurman, Don Stark

10:30 Paula called meeting to order

Jonathan made a motion to approve meeting minutes Erik seconded. Dan wanted to make a note to addition regarding the RCW that was discussed

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

Presidents Report

Good morning. I'd really like to keep the summer meetings on task so that we have more time to enjoy our beautiful island. I have just a few things to report. First, while there is always room for improvement, I want to point out how well the island has been running. Our hard working committees are meeting on a regular basis, and coming up with very important topics for us all to consider. We have asked them to include motions where needed in their reports, and they have done so. The process is working very well, and it is wonderful to see the decisions coming straight from the community. We have also been working as a board on bringing all discussions we possibly can into open session, in the interest of transparency. We are tightening up our procedures and hope that when we (I) mess up here or there, it just makes things more real. Do you like the way things are running? If you do, or if you don't, this is the time to get involved. We can accept new candidates for the board positions opening up in September for the next two weeks.

With regards to our new cable, the PUD has submitted a new offer to the Tulalip Tribe and we are waiting for a response. We are still expecting to have the cable laid in 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 received discovery requests from Surowiecki. Many of the requests were objected to. As required by law, the parties are reviewing if any of the disputed discovery requests to see if anything can be worked out by agreement, before going to court.

Div. H Mediation: The Board will be reviewing in Executive Session what we hope will be the final step in getting the lawsuit resolved.

Island Manager's Report

What a summer! Things are opening up and the island is popping with owners and their guests. A HUGE shout out to our Social Committee and Nature Conservancy for the abundance of fun activities for islanders to join in.

Please remember that communication is key. If you have a question about anything go to the source. The office is here to answer those questions and if we don't have the answer we will facilitate you getting the answer you seek.

If you are looking for ways to volunteer to help make improvements on Hat Island there are a multitude of ways to do so. You can join a committee or run for the board! We even have a little sprucing up of the inside to do on the Hat Express as she awaits possible buyers! Call the office! We can use you! We will be having a few work parties to do so.

We are always looking ways to make your time on the island more enjoyable. If you have constructive suggestions on ways to enhance your time on the island, feel free to email the office. "The nice thing about teamwork is that you always have others on your side." *Margaret Carty*

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

Coretta Scott King

Treasurer's Report for June 19, 2021

All payables are current and our reserves & operating income are as follows:

Capital Reserve: \$486,676.83
Cash Reserve: \$258,300.47
Marina Reserve: \$120,267.65
RO Reserve: \$152,656.04
Operating Income: \$262,974.35

The reserves and operating income change little in the past month.

Detailed P&L and Balance Sheets will be posted on-line for your review.

Our auditor has all the information needed and is moving forward.

Kim & I will be working next week to finalize a 2022 Budget for the Finance Committee to review and present to the Board.

Respectfully,

Kurt Kassahn

HICA Treasurer

Water Update 7-12-21: Eric Smith

Water produced in June:

	June	YTD
Wells	370,360	1,470,570
RO	66,530	494,720
Totals	436,890	1,965,290

During June the Wells performed as expected but the RO was not able to run as much since the water was very green from the heat and caused the filters to prematurely clog.

The production from this period was the same as June of last year. The water mix was 85% wells and 15% RO.

The YTD produced is the same as the last 2 years avg of their YTD amount.

July 4th weekend consumption was 130,000 gallons. This is the most Chris has ever seen.

Don: should we be concerned if the RO continues to underperform.

Eric: Will check with Chris and Chuck Motson

Kim: Besides the clogging we were having shut off issues. We purchased a new fan and it seems to be helping in the production.

If you your boat is in the water we do charge for that usage. New members may not understand the perils of water usage and conservation. We need to just continue to communicate to the community, so everyone is aware.

VESSEL COMMITTEE REPORT, July 13, 2021: Kelly Dukes

Discussion and Recommendations:

Ferry Capacity

- US Coast guard capacity is 48
- Shane recommends staying at 40 for now- revisit in a few weeks

·Recent glitch with Bookeo has allowed more than 8 pets on a run. Several runs had 11 and 13 pets booked. The crew did a great job handling the situation and took advantage of the good weather to place some pets and their owners on the bow and several smaller pets were able to be placed in crates in the cabin.

Vessel Committee recommendation:

Maintain 40 passenger limit for now- revisit in a few weeks

Vessel Committee recommendation:

- 1)Open ferry to guests/friends (no restrictions)
- 2)Owner still required to be on the island for guests/friends to ride
- 3)Charter trigger to remain at 50% of ferry capacity

Suggested motion: "I move for acceptance of the Vessel Committee recommendation to open the ferry to guests. Owners must be on island"

Guest/owner fees for ferry tabled for now

Mask Policy

- Currently crew and guests are required to wear a mask
 - As of June 30 Washington State no longer mandates social distancing
 - Washington state is fully open and vaccinations are nearly 70%
 - The CDC guidelines are recommendations not a rule or law
 - The Hat Island Ferry is a private service provider not public transportation with government oversight
 - Enforcing the masking mandate is a burden to the ferry crew- passengers have been pushing back
 - Gatherings on the island no longer mandate masks- requiring masks on the ferry is not a consistent policy
- Vessel Committee Recommendation:
- 1)Shift the wearing of masks from required to recommended
 - 2)Post signs on Ferry: "Mask should be worn by those not fully vaccinated. The CDC recommends that a mask be worn while inside the cabins

Suggested motion: "I move for acceptance of the 2 recommendations regarding masks from the Vessel Committee and remove the mandate to wear a mask while riding on the ferry"

Monday Ferry Runs on Mondays in 2022

- Strong support from Vessel Committee and Community at large for adding ferry service on Mondays
- Allows additional day for shopping and Dr appointments
- Addition of Monday ferry runs allows for long weekends and those with flexible work schedules to spend more time on island/ in their homes

Vessel Committee Recommendation:

- Finance Committee investigate adding Monday Ferry runs to 2022 budget.

Hat Express: Update from Captain Shane

- Compression check- TBD
- Hull out, swap out props/clean props - complete

- Paint bottom- complete
- Work parties to spruce up interior- will be booked once ferry is docked back at Hat Island marina
- Coast Guard Inspection- target August
- Internal structure assessment passed which helps marketing/desirability of vessel
- Ferry pricing and marketing update- Ferry process has been reduced which has generated interest
- San Juan Cruises in Bellingham is interested
- Plan to video the boat while out of the water for perspective buyers
- Hat Express goes back into the water for sea trial on 7/15
- Hat Express will remain docked on the island while working on sale
- Coast Guard approved removal of the step/ledge at the doorways to the cabin- work to be done in Port Angeles after Labor Day- TBD

Erik: First set of bullets Shane recommends 40 instead of 48, what is the reasoning?

Kelly: Pets and available space make it necessary to keep at 40. If it is inclement weather this could be a challenge

Kim: We only had one run with pets, mostly cargo in the area is what is limiting 40. Last night we had 2 on a waiting list and Shane got them on.

Dan: How many times are we over 40?

Kim: This is the first time we have not had to add a second run. Consistently we have been adding additional runs. Monday runs will not happen until finance committee takes a look at budgeting.

Erik: So just to reiterate it is the cargo of that one additional?

Kim: We will reexamine at a later date.

Erik: Open number to guests seems big

Kim: My argument is that I always must ensure owners get here.

Erik: I am not inclined to go higher but not fully open to guests

Dan: If you look at the busy runs

Jonathan: If I wanted to book for 18 people 3 months in advance.

Dan: If you are going to bring a large group you should charter

Kurt: We agreed that we would run extra runs

Kim: The one variable is that Hat island would become such a hot commodity.

Paula: the Vessel committee put a great deal of work into this and maybe we do this and monitor it.

Jonathan: We have the charter mechanism in place to trigger.

Erik: Do you and the staff feel like this is manageable?

Kim: Is it best to just open and then back up or do we do in small increments.

Jonathan: I am good with opening it up and then monitoring

Erik: I am more inclined for 10

Kelly: Recommendation to open the ferry to guests with no restrictions. Those without families feel like they are being treated differently. It is about whether we feel like we can handle the additional people on the ferry.

Erik: We are either going to keep 4, open up or just higher it.

Kelly: Why should we limit?

Don: To measure and watch and ensure that we are managing it. I would like to recommend open it to 10.

Dan: And maybe we give the captain ability to add people if we have an empty ferry

Jonathan: What is the time limit on that because I am driving from Portland

Don make a motion to open ferry to 10 guests and owner needs to be on the island Dan seconded. All in favor

Paula I move for acceptance of the 2 recommendations regarding masks from the Vessel Committee and remove the mandate to wear a mask while riding on the ferry" Kurt seconded All in favor

Urgent equipment needs for 2022 budget

- Sprayer
- Greens mower
- John Deere Gator or equivalent

Manpower recommendations for 2022 budget

- Move the greenskeeper position from part-time to full-time
- Add an additional part-time greenskeeper during high season

Justification for increasing golf equipment and manpower expenses

- 2020 revenue was up 35% from the average of 2017-2019, and 2021 revenue is on track to equal that of 2020
- Additional revenue is expected from disc golf green fees
- Existing resources are insufficient to fulfill the requirements of the existing maintenance plan

Disc Golf Proposal from Travis Steele, dated June 18, 2021

- The Golf Committee supports this proposal

Strategic Goals

1. *Year*
 - Provide sand and seed containers on the course for golfers to use for filling divots
 - Complete a design for an enhanced practice area
 - Complete a design for a caddie shack restroom
 - Create a detour route around the #3 green for cases when that area is being used for helicopter evacuation (safety issue)
 - Remove "widow maker" tree branches (safety issue)
- *3-Year*
 - Continue tree trimming work to improve green health and overall course playability
5. *Year*
 - Complete implementation of an enhanced practice area
 - Complete implementation of a caddie shack restroom
 - Pursue property acquisition so that Hole #4 can be converted from a par 3 to a par 4.

Dan: golf pretty much pays for itself, but let's ensure we have things budgeted for long term for some of these needs

Bruce: We got a great deal of push back on increasing golf fees last time

Kurt: Do you have budgeted numbers for these items?

Dan: yes

Erik: What is up with disc golf?

Kim: Travis is managing the design and the golf committee agreed

Paula: Re: golf fees last year was a different story, maybe we can revisit.

Kim: Greenskeeper, we have a great deal of infrastructure that needs to be done in winter.

Nature Conservancy: Charlene Day

Greetings Board of Trustees and Hat Island Community;

The Nature Conservancy committee is thrilled to provide another opportunity to learn about taking care of our precious natural resources.

Starting today through next Saturday, we are conducting "Get Kracken, Klean Up & Kreate", (*famous Seattle octopus*) that will culminate with other activities on Saturday, July 24th.

We invite islanders to pick up beach trash during the week of 7/17-7/24 to be placed in designated receptacles. The 24th will mark the 'Klean' up finale, when we will 'Kreate' a large beach 'weaving' incorporating our most interesting finds. At noon we invite folks for

refreshments of lemonade and a taco bar at the Commons! Later in the afternoon, during the minus 3 tide, Laurie Gray will lead us once more on a 'Discovery Beach Walk'.

Regarding these warm summer days that draw us all to the beach, we are hoping to provide some guidance about beach etiquette that would include items such as filling in holes after digging for clams or cleaning up after your pets. These suggestions will appear on sign boards near our critical shoreline areas. We hope there is no objection to this educational purpose of the committee. Thank you.

Dan: There was quite a bit of damage a few weeks ago with clamming, so signage and education will help.

Long Range Planning: Don Stark

Background:

The Long Range Planning Committee met on May 15, 2021 to update intermediate goals and membership for the standing committees of board. Committees were represented by Chairs and Co-Chairs. The session was extremely productive and resulted in some very healthy communication that could not have been accomplished otherwise.

The committee recommends that the board designate that the Long Range Planning Committee be populated by the Chairs and Co-Chairs of each of the standing committees.

Recommendation:

I move that the Hat Island Board of Trustees designate that the Long Range Planning Committee be populated by the Chairs and Co-Chairs of each of the standing committees.

Dan: We talked to Chuck about it and it seems to be a good idea.

Don: We don't want it to be a burden for chairs, but will be a good idea for involvement for budgets.

Erik: Can it be anyone on the committee and not always the chair?

Don: Yes of course.

Paula: How often are the meetings?

Don: To be determined, probably quarterly

Don motion to move that the Hat Island Board of Trustees designate that the Long Range Planning Committee be populated by the Chairs and Co-Chairs of each of the standing committees. Dan seconded All in favor

MARINA COMMITTEE

EXECUTIVE SUMMARY FOR BOARD OF TRUSTEES BY JOHN GRAY:

ACTION ITEMS BY BOARD OF TRUSTEES:

1. Guest Moorage On Weekends

Background.

- This is the first time that guest moorage has not been allowed on the non-holiday weekends. The appropriate reason was the number of annual moorages sold came close to or exceeded the 111 slips in the marina. We did not want to turn owners away when guest boats were in the marina.
- The available marina usage data for the previous three weeks, minus the July 4 weekend showed this percentage of use on Friday, Saturday, and Sunday by slip length:

22 / 48%

24 / 63%

26 / 69%

28 / 43%

30 / 79%

34 / 84%

36 / 87%

38 / 33%

40 / 72%

42 / 59%

44 / 33%

50 / 48%

62 / 0%

- A few lot owners have requested moorage for their guests on the weekends.

Proposed Changes in Guest Moorage Policy. Elements and Rationale

- a) Guest boats are allowed on the weekends. Rationale: The data showed there is limited space in the marina for guests. The whole Committee supports this change.
- b) The number of guest boats will be limited. Rationale: Owners have priority over guests. The data shows that typically three boats can be handled with little risk to owners being impacted. The staff can adjust that number based upon the conditions. The majority of the Committee supports this. The minority support the theme that the Harbor master can manage the numbers on a day to day basis. The issue with this is the Harbormaster is not on-duty in the evening and before the sunset when boats could arrive. Also, the office staff normally receives calls and emails when the Harbormaster is not working and gives them to the Harbormaster.
- c) Guest boats will fall into the same procedure as reciprocal moorage boats and must notify the office prior to coming. Rationale: The staff can decide if there is room for a

guest boat or not. The majority of the committee supports this. A minority believes a reservation system for both owners and guests is the ultimate solution.

- d) Lot owners of guests must be on the island. Rationale: If there is issue with a boat or its crew, the lot owner is accountable.
- e) If the marina becomes full, the last guest boat must leave. Rationale: Owners have priority over guests.
- **Suggested Motion of Changing the Guest Moorage Policy:**
- “I move the policy on guest moorage be modified. A limited number of guest boats are allowed on the weekends. Guest boats must contact the Hat Island Office in advance and receive permission to come. Space will be assigned by the staff when they arrive. Lot owners of guest boats must be present on the island. The number of guest boats will be managed by the Island Manager’s staff. If the marina becomes full, the staff can order the last guest boat to leave.”

1. COMMONS BUILDING

- **Background:** The Commons is not explicitly described in the Marina Committee’s responsibilities. The Commons building, slab, and furnishings need repairs. A plan including design, budget, timing and goals are needed.
- **Question: *Should the Marina Committee have responsibility for the Commons?***

Paula: Are the PSYC slips easily identifiable?

John: Not yet, but they will be signed and labeled.

Kim: We used on 4th of July weekend and we put people there.

Paula: Tennis courts seems like it maybe shouldn’t be part of Marina

Jonathan: Possibly we have a parks and recreation committee

Erik: My concern with guests boats if we are full and then we have to kick guest boat out?

Dennis: In the old marina, Barb knew who had a trailer that could pull their boat out. This is a backup option.

Erik: I like the 3

Jonathan: “I move the policy on guest moorage be modified. A limit of 3 guest boats are allowed on the weekends. Guest boats must contact the Hat Island Office in advance and receive permission to come. Space will be assigned by the staff when they arrive. Lot owners of guest boats must be present on the island. Erik second All in favor

Social Committee Report

July 2021/Lori Christopher, read by Kim Gleason

The social committee is thrilled to report both activities in July were well attended and feedback has been very positive.

The morning of July 10 we welcomed 30 “official” registrants to the Hat Island Fun Run & Walk. With options to walk or run, all the way around or out and back, there was something for everyone.

It was a great way to get outside on a beautiful summer morning—and several of our “elite” athletes even made new friends and running buddies. Thank you to all who multitasked by picking up garbage along the way.

The morning had us moving and the evening got us grooving as our own Ian Weiner brought his band “Wanderers by Trade” to the Live Stage for a fabulous outdoor concert. Support was high with roughly 120 people in attendance. We would like to thank the many generous islanders who filled up the “tip” Jar and also those bakers who provided us with sweet treats and especially the HICA staff for helping with logistics! You can follow Ian’s band on Facebook and enjoy some video of their island performance.

August has us looking at the Dog Days of Summer—with a pet talent show and ice cream social, and more live music.

We know there are MANY talented musicians on the island, and we’re curious—would you like to perform? Or form an impromptu Island band just for a fun jam session—guessing there are a few songs you all know? Or maybe an “open mike” event where you could play a few tunes? Let us know!

If you would like to join in the fun of planning and hosting events—the Social Committee welcomes volunteers to participate.

I wish to thank Michele Sayed, Jo Levin, Laurie Gray, Sharon Townsend, Kathy DeWitte, Gina Jamison, Wendy Leigh, Merry Shropshire and Paula Bafaro for contributing their time and talents to make sure these events are successful.

Jonathan: Safety committee is still looking for a community chair

Bruce Kolpak: Maybe the social committee could take on the commons area

Scott Wilson: August 14th there will be a one club golf tournament and proceeds will go to Mike McCarthy memorial fund. Ginger: The whole day is a community appreciation day for the fire department. That evening at 5:30 there will be a potluck dinner at the Yacht Club. Mike McCarthy was an island manager and fire dept devotee. Come out to join one club golf tournament \$20.00 Mike would play one club golf and this is all about him.

Sandy Bettencourt: Thought about owner having to be on island. I understand that incidents have occurred. If I leave and want a house sitter seems like you are punishing owners for those that are abiding by the rules. I recommended the board considers it. Zona Wyatt: People do have the right to rent their home outs.

Kim: Guests can come over and this is a process.

Sharon Meadows: Notices sent out by Kim are awesome, but last weekend there was a child driving a golf cart. People have to be held accountable. We have to have some sort of connection.

Kim: If the board decides to change this and we open to all, it would be nice to have some sort of procedure for the office to know so that the office is aware.

Paula: We would love to have guests stay but I agree that we need to have a system.

Sandy: When you make motions on policy and some community requests may be made or comments made about motions.

Kim: Many of these motions come in last minute and I am working on getting more motions and info prior to the board meeting.

Dan: We only have board meetings once a month and many of issues are going on for months. Some of these issues are temporary things. We are trying to put structures in place, but many of these people are volunteers

Erik: We can come up with end date for submissions and if we don't get it, we don't present.

Jonathan: While it is true that people get behind, we still need structure and timeline.

Dan: We should give a timeline

Jonathan: there is something that says 3 days prior and I like idea of moving community input to the beginning.

Dear Board of Trustees,

Could we please temporarily prohibit all recreational fires?
The threat of fire in these extreme drought conditions is very concerning.

Let's reduce the chance of human error.

Respectfully,

Sharron Meadows A-24

Kim: Burn bans in Sno Co, but small recreational fires are allowed. It is the boards prerogative.

Sharon: I don't think it is asking too much for people to forgo s'mores to help protect the island.

Kim: Checking with the chief and will look at state regulations at the moment.

Fellow Hat Islanders and the Questions are for the ACC

Lately a Workshop with the HICA Board and the ACC was planned and available via Zoom to the community.

I was excited, because I hoped the over 18 month old struggle with the ACC could be brought to an end.

This was not a workshop, this was again the 3rd, 4th or 5th redline by the ACC, but this time it was an even more incomplete, not to be able to understand version for a listener.

Several times Board members asked questions and wanted to get a discussion going, but that was answered or cut of e.g. by Bill Townsend with the comment "Liar"; this happened, when Dan questioned the successor names of the ACC members, which resigned in 1990.

Sandy read her red line and she corrected the paper the island attorney had written with comments like, we do not need that paragraph.

All in all, this was not a workshop, this was another attempt to glorify the ACC.

Some items / words were brought up several times and I believe the community also would like to have these questions clarified.

Many times in her reading, Sandy added, that the ACC is to be seen and has done things "Historically"

Q: Can you please give us a historical run down of ACC members after the resignation of the 3 (THREE) members in 1990.

In old minutes from 2008 it is stated, that Bill Townsend was appointed to the ACC by the Board. Isn't that what you have been battling against for so long. And it gets even better, in 2010 the then Board asked the community to approve a Bylaw change to appoint the ACC members by the Board and then have an appeal possibility to the Board.

This is historically correct, OR?

Even so some say now, this was only done to be able to insure the ACC---BUT the community was never told this! The Best is, when Bill Townsend was told in one of our meetings, that the approval of this By Law change was 76.8%, his comment was loudly: "WHO CARES".

In 2012 a new set of CC&r's was written up by our attorney--- never any follow up!

Q: Are you willing to put an effort into establishing new CC&R's?

In Sandy's long dissertation, she mentioned several times, that they needed an extra person on the ACC because of the training required for this committee.

Q: Please provide a syllabus for this training and the documentation of the training for current ACC members.

This partially finished red line by the ACC is supposed to be cleaned up and then needs to be checked by the island attorney.

More Dollars!

Q: I would like to know, how much money has been spent for this dispute between the Board and the ACC.

The ACC most probably will say, the Board did this!

WRONG!

Over 18 month ago, when I was a Board member, Erik Smith contacted the island attorney, because he had doubts about the insurance for the ACC; he was right in his doubts. (At that time the Board discovered that Erik Smith was not only a trustee, he was also a member of the ACC.)

But due to other and new laws it was not that easy, just to sign a paper.

Because the ACC makes decisions for the Board, Board members need to be appointed, etc.

We tried to sort this out, but a couple of things caused the hold up.

The ACC did not want the Board to be involved at all, but after the laws were clear they fudged on a couple of things; they still do not want e.g. that the Board can recall a member.

Q: Is the ACC willing to accept the resolution as written by the island attorney.

I personally feel, that the members of the ACC should become an elected position and it would be great, if we can put our efforts in the near future towards that goal.

I appreciate all the efforts, which are done by Community members into the Committees and the Board and I strongly believe, that all positions, Board or Committees should be covered by an insurance.

Last but not least 3 points

For over 18 month I wanted to have an explanation for this POWER STRUGGLE; I asked WHY? I never got an answer.

For month I asked, how one person can be on the ACC and the Board; the ACC only talks about separation, but does not do it! No reaction.

In one of the last meetings, Sharon Meadows called President Paula Bafaro a Dictator.

I, as many others, was shocked. The Board should have directly cut her of acc. to our rules and should not allow any of these regular venom spitting comments any more.

The same source has told community members, that I was paid for expenses during the ferry search and the building process at Port Angeles.

I have never asked or received a penny for all the trips in the Pacific Northwest; everything came out of my pocket!

Udo Gerz

M015

Bill Townsend: If someone makes a misstatement I have to address. I was not appointed to the ACC by the board. I was a board member appointed as a board rep.

Kurt: I thought everything in the meeting was positive and thought we were moving along.

Dan: I will confirm what I saw in the minutes in regards to Bill

Zona: I have some friends that wanted to come on the ferry and apparently someone chartered it for a memorial

Kim: It was a scheduling glitch and we apologize that it happened.

Jon: I move that that we go into executive session to discuss legal issues at 12;25 Don seconds it. All agree.

Return to general 1:05

Jonathan made motion to adjourn Dan seconded 1:05

DRAFT