

## Agenda

Hat Island Board of Trustees Meeting  
3616 Colby Ave PMB 335  
Everett, WA 98201  
(360) 444-6611

Saturday, November 20, 2021

10:30am via ZOOM and In Person at the Hat Island Yacht Club

### Attendees:

Paula Bafaro- President	In person
Dan Jensen- VP	Virtual
Don Stark- Treasure	Virtual
Kelly Dukes- Secretary	Virtual
Erik Smith- Trustee	Virtual
Aimee Chambers- Trustee	In person
Ray Stephanson – Trustee	In person
Kim Gleason- Island Manager	In person

Paula called meeting to order 10:31am

### **Approve Minutes from October 16, 2021, October 29, 2021, November 9, 2021**

Aimee Chambers motions to approve the minutes.

Kelly seconds

### Vote to approve:

Paula Bafaro- President	yes
Dan Jensen- VP	yes
Don Stark- Treasure	yes
Kelly Dukes- Secretary	yes
Erik Smith- Trustee	yes
Aimee Chambers- Trustee	yes
Ray Stephanson - Trustee	yes

Non-opposed.

Minutes are approved.

### **Community Input:**

Udo and Barb Gerz- M15

Request to record all HICA Board meeting so that we have an accurate record of meetings and allows community member to listen when they have time. Having meetings on weeknights is also a good idea. Respectfully Udo and Barb Gerz

### **Scott and Wendy Wilson- Division E, member since 1994**

Good morning first and foremost thank you for serving. Board meetings at the Hat Island Yacht Club is a long-standing tradition. It is more than a Board of Trustees meeting; it is a social gathering for the community. The Saturday morning ferry schedule works to accommodate participation of community members and well as off island Trustees. Most importantly the meeting is part of the Hat Island culture and therefore is subject to the approval of the membership and not 7 Trustees. Sincerely, Scott and Wendy Wilson

### **Shirley and Les Allen- J14**

As the holiday season approaches and we reflect on what we are grateful for we feel compelled to write and say a sincere thank you for the hour upon hours of work that you put in on our behalf. Your hard work and thoughtful consideration of the myriad of competing priorities and issues that arise to keep this island running smoothly are deeply appreciated. We are aware that it is not always easy to volunteer, and we are grateful that you do. Happy holidays. Shirley and Les Allen

### **Kurt Kassahn- J19**

I would like to see a combination Zoom and in person meetings. I really like in person meetings. I think it is important for our community to be together. We have done a lot of Zoom meetings since the pandemic but it is not the same as in person. Sandy and I both like in person meetings.

### **Presidents Report**

There doesn't seem to be much to report today, and I hope that no news is good news! The committees continue to work hard at keeping our island a wonderful place to call home, or home away from home. We have made some great progress in the past months, and I am proud of all of us. I can't wait to hear the latest committee reports!

The PUD has moved our next scheduled meeting to December 2, to allow them time to work through a list of action items. They have assured us that the response from the Port of Everett continues to be positive. We will report any updates as we have them.

I also want to say I appreciate all who tune in to our meetings, and those who do not, but catch up on the Hat Island news in other ways. Wishing you all the happiest Thanksgiving next week, whether it is quiet and simple, or big and noisy. Cheers!

### **Discussion of moving regular board meetings to weeknight starting in January 2022.**

Paula: Owners have reached out and said that when they are here on weekends, they do not like spending time on Board meetings on Saturday mornings. However, what I am hearing today from community input is quite different.

Discussion:

- Suggest a survey of owners to provide feedback on preference.
- Practice electronic voting – agreement this is a good idea
- Alternative meetings times have been tried in the past, low attendance is why moved to Saturdays

- With COVID 19, preferable to have doors open when weather permits.
- Masks make it hard to hear- Zoom allows for social distancing and improved audio
- Community survey in early 2022 to include feedback on options including Zoom and in person meetings and combinations which incorporate COVID-19 best practices (IE: Zoom in winter and summer in person)

### **Update on potential emergency passenger ferry service- Ray Stephanson**

Discussions are ongoing with local municipalities and others about passenger ferry service from Langley to Everett.

We spoke with Nate Nearing this week who is the Vice Chair of the Snohomish Co Council. We presented a brief verbal outline of the proposal, and he has asked that we submit that to the county. The county is expected to receive \$80,000,000 dollars in American Rescue Relief Funds. Nate was supportive of the discussion outlined.

Additionally, we have been in discussions with the Port of South Whidbey officials. The Port Commissioner and Executive Director have requested that Kim and I meet with them this week to talk about logistics issues.

Timeline: The county will not award funding until March or April of 2022.

I have also received an email from Darren R. the CEO of Providence Hospital this morning. He will be sending a letter of support to add to our submission to the county.

Reminder that nothing will happen with this proposal without the vote of approval from Hat Island property owners as well as funding.

### **Legal Report- Paula Bafaro**

Surowiecki WA Supreme Court case: We continue to wait for the Supreme Court to issue an opinion.

Surowiecki Foreclosure: We expect the Court to enter an order staying the foreclosure action until the Supreme Court issues its opinion. Plaintiff has realleged all of the claims that it raised in the case that is pending at the Supreme Court. It is the Association's position that doing so is substantively and procedurally improper but agreeing to the stay at this point potentially saves thousands of dollars in legal fees. It is important to note that the stay is in place only until the Supreme Court issues its opinion.

Surowiecki Email: We are aware of an email from Matt Surowiecki to many Hat Island owners indicating that he has an association. We do not have any information about the purpose of this association, but it is not, in any way, related to the Hat Island Community Association.

Division H: The documents to carry out the settlement agreement are done. We believe the next step is securing signatures and recording.

### **Island Managers Report- Kim Gleason**

November is proving to be one of windiest months on record. This past week we had wind gusts of over 60 mph recorded on the island. We lost power off and on, mostly off, for 2 days. When we were able to assess the storm damage it was surprisingly small. A handful of trees came down and the beaches took a pounding. The north end of the island seemed to take the brunt of it, and we are assessing the north marina breakwater. (John Gray will address that later today in the marina report) It appears a few large boulders were displaced as well as some undercutting of the wall. The roads held up relatively well which is a testament to the work our maintenance crews have been doing. Speaking of roadwork, there is a small section of road in Div M where Olympic Drive turns into Cascade drive where the road has been closed. The maintenance crew has been working in drainage in the area and we expect that will be complete in the next week and in fact may have already been completed.

The budget ballots have been sent out and you should be receiving them shortly. Thank you to everyone who attended the two Finance Committee informational meetings held via Zoom. The great news is there is not increase in assessments or fees for the coming year. Make sure to get your ballot in sooner than later. It seems like the US Post office is taking much longer these days. If you are out of state and would like to email us your ballot, just call the office and we will gladly do so.

It is that time of the year again that we celebrate and give thanks for the gifts that we have received over the year. I would like to take the time and thank the great staff that we have that are working on this island.

Our crack maintenance team of Jeff Lind, Chris Inman and Rick DeFransesco are working with engineer Keith Litchfield to start attacking our drainage issues. The work they do during the winter months will keep the roads in good working condition during all four seasons.

Chris Inman, our water operator, has kept our water levels at all-time highs and continues to make improvements to our aging infrastructure despite the surprises we find with galvanized pipes and fittings. We found a sinkhole between the tennis courts and the pond where an underground galvanized drainpipe had rotted away, so we will be working on repairing that.

Brad Tinius is on clean up all winter long with the winds, trimming the branches on the trees along the golf course. Brad is a great green's keeper and clean up guy too.

The ferry crew is growing. Captain Shane, First Mate Kyle, Deck Hands Madeline and Jack, Relief Captains Carl and Mike keep us coming and going to and from the island in

all kinds of weather and do a fabulous job. If you have ridden the ferry the last couple weekends you can attest to that.

Harbor Master and Barge Master, Barb Conwell is the friendly face that greets those arriving in our marina via boat or the ferry. Barb is our gatekeeper to the island; many islanders go to her first to ask for advice and she is glad to provide that service.

The ladies of the office, Barb and Alice, keep the books in order and are on hand to help owners with all kinds of needs. They always do so with a friendly smile to make your visit to the office as easy and friendly as possible.

I am grateful everyday for the staff that helps run this island. I encourage those of you who agree to donate to the Hat Island employee bonus fund. Let's send them a little holiday cheer as we begin to wrap up the year.

That is my wrap- Kim

### **Treasurer's Report- Don Stark**

The budget continues for 2021 to play out as predicted. Kim has done a review of our budget verse actual allocations and there is nothing that stands out, which is a credit to our Finance Committee, we are grateful for their work. Additional information will be posted on the Website so that the community has access the information.

The 2017 audit will be completed shortly, and we continue to work on the balance of audits. The 2022 budget is out, and the community will be voting on it in the coming weeks. 2022 budget has no new assessments, and no fee increases while providing some increases in services.

### **Committee Reports**

#### **Water Committee- Erik Smith**

During October the wells performed as expected but the RO produced less water. The RO water is cleaner and RO production will be on the rise. The production from this period is 4% less than Oct of 2020. The water was a mix of 91% wells and 9% RO. The YTD produced is 4% less than the last two years averages of their YTD amount.

#### **Vessel Committee- Kelly Dukes**

The Vessel Committee met on Nov 2, 2021.

Announcements:

- We are pleased to welcomed Greg Bonn as a new committee member
- Udo Gerz is the new Community Chair of the Vessel Committee and will assume responsibility in January 2022

## Discussion:

- Hat Express sale- great news
- Proposed emergency passenger ferry service between Langley and Everett
  - Committee members supported the idea and encouraged continued investigation of the proposal to bring forward for community vote
- Cargo on ferry- frustration on what can be brought in the ferry
  - Udo Gertz and John Grey provided examples containers and products that meet passengers' cargo space limits – to be published on website
  - Removing extra packaging and utilizing tubs/bins is best practice
  - Goal to ensure ferry is preferred transportation to the island- marina capacity constraints
  - No store- so mindset I better bring everything
- Investigating options to increase cargo capacity
  - Life jackets on stern could be placed overhead and bench seating raised to facilitate placement of additional 9 coolers
- Ferry cargo runs can accommodate:
  - Washer, dryer, dishwasher, stoves (refrigerators are too tall)
- COVID-19 passengers' potential exposure on runs: Oct 27-30, 2021
  - Concern and discussions:
    - Vaccinations- two points of view:
      - 1) Everyone should be vaccinated
      - 2) I can't get vaccination due to medical or religious exemption
    - We have an obligation to provide owners transportation to their homes
    - Mask mandate continues
- Test additional ferry service on Mondays in 2022- strong support
  - Potential to implement if successful
  - If emergency ferry service from Langley to Everett is approved daily service is possible

## Marina Committee- John Gray

Thank you to the Marina Committee members for their hard work and input. It is a great team.

## Lighting Project:

A test fixture was installed on the end of the covered bench building to determine if this LED down light on a dusk to dawn photo cell would be appropriate for the marina. The test went very well and the light creates a 30 foot diameter circle and does not blind the boat operators. Two more will be installed on the dock to the ferry with more to follow.

Additional signs coming into marina about proper speeds in work.

## Breakwater Damage:

During the storm of Monday November 15, hours of 50 to 60 mile per hour winds from the northwest assaulted the northwest portion of the breakwater. Tall waves running the length of Saratoga Passage pushed massive logs into the breakwater from about the line of Lombardi Popular trees to the beginning of D-dock. From the marina side, the breakwater looks fine. From the water side, there is substantial erosion of the base of the breakwater. The worst part is about 75 long that starts at about the beginning of the ramp. 1/3 to 1/2 of the width or thickness of the breakwater is simply gone. What remains are smaller one-man rocks, sand and the layer of two-man rocks on the marina side. I am concerned the breakwater will breach and fail when a similar storm happens again.

What is needed: Authorization to have a professional assessment done that generates a plan with a cost. Then execute the plan as soon as possible.

### **Future improvements:**

#### **Marina parking lot:**

Currently working in parking lot drainage with quick and easy improvements ongoing. Expect to request funding in 2022-2023 to do substantial improvements to parking lot and prevent erosion. This will require materials and skilled labor which will require a large budget to accomplish. Considering either one large effort or phased approach-recommendation to come in the future.

#### **Docks:**

- Most pressing is the L dock. Located between where the Hat Express used to be and the Puget Sound Yacht Club docks. L docks is a connection dock and has styrofoam which is eroding. L Dock connection needs to be rebuilt in early 2022. Materials need to be ordered, including specialized lumber, which will take 2-4 weeks to receive. Repair is estimated at \$5,000.
- Addition of new movable dock at the boat ramp. Dock to be 6 feet wide by 75 feet long. Removable for when big barges arrive.
- Widening the ferry dock to 10 feet wide filling the gap near the cart float.
- Budget for these improvements will need to be added to the budget in 2022 or perhaps 2023.

#### **Marina Park Improvements:**

Likely to be funded by owners. Plan to request community members to fund a patio, walkway, lighting, bench etc. Lori Christopher is drafting a rendering to share the vision with the community. First priority is the area loading and unloading area where the Rabbit Transit van is parked with a concrete slab. Proceeding with easy and attainable projects such as planning beds. (plant donations are welcome) Remove as many creosote logs as possible off the island as the creosote is a ground pollutant.

The community participation is welcomed. Thank you to Kim and the rest of the staff for helping make all this happen.

## **Safety Committee- John Gray**

New committee members are John Gray, Mike Worthy and Paula Bafaro.

Requested as part of our Strategic Goals.

Community members interested in joining should contact John Gray.

We are gathering information from historians and stakeholders in the community to develop a charter which will be brought forward to the Board of Trustees for adoption.

### **1. Current Projects and Status**

a. Committee Formation. Gathering information to create a proposed charter with a clear direction is being done for approval by the Board of Trustees.

b. Community Survey. A survey was drafted to help clarify the needs, wants and expectations of the Community in regards to safety. The date of the survey being sent has not been determined.

c. Self-Assessment For Preparedness. This is intended to be a tool for home owners to be prepared for unusual events such as weather events, power outages, and to prevent common events that can cause injury or damage property.

d. Memorandum of Understanding between the Fire Department and the Community. This is being constructed to formalize the understanding and agreement to use each other's equipment and staff, from time to time, to serve the whole community.

e. Improved page on the community's website for safety information from the Fire Department.

Invitation to join the Committee. Are interested in contributing to improve the safety of the island and to provide recommendations to the Board of Trustees and the Island Manager? Email or see John Gray at [johnlgray425@gmail.com](mailto:johnlgray425@gmail.com)

## **Community Input:**

Sharron Meadows A24

Discussion Emergency ferry service. The 80 million in funding goes to Snohomish Co.

Ray- yes, that is correct.

Sharron: Langley and Whidbey Island are in Island County, are they going to contribute anything to the proposal or only Snohomish Co?

Ray: The American Relief funds that Island County will get is significantly lower than Snohomish Co. The support that we would get from Langley/Whidbey would be for parking for passengers. Most of the funding will have to come from Snohomish Co. The city of Everett announced they intend to use their relief funds to address homelessness, daycare and other social issues. Initial proposal which would be negotiated to be at no cost to riders, including Hat Island. Another proposal is for \$10 fee each way. The

budget has to be a financial benefit to Hat Island. We have built a budget that reflects that objective. We will keep the community apprised of developments.

Sharron: How will walk on passengers from Langley get to their destinations once they arrive in Everett?

Ray: City of Everett will have a bus at Lombardi's when the ferry arrives in Everett. It will take passengers to Everett Station transportation hub where parking is free if Whidbey Island residence wish to leave a second car there to drive to work. They can also get on Community Transit or the Sounder train. Providence Hospital is planning to provide a shuttle bus for their employees. Port of Everett recommends the ferry will operate from the ADA accessible dock near Lombardi's with a backup plan to use the 10<sup>th</sup> Street boat launch if the inner harbor freezes.

Kurt Kassahn J19:

Emergency ferry service: self-sustaining- vs profitable. Profit must be priority. General agreement from all.

Dan: Accelerated depreciation for 5 years to capture wear and tear and \$200,000 profit

Kurt: Depreciation- does that effect taxes?

Dan: Depreciation is part of the expense that we would have to be compensated for

Kurt: ADA dock at port of Everett access changed?

Kim: To be determined, Port of Everett determined the location. We would prefer to keep our current location, but the transit busses can't fit in the parking lot near Anthony's. Hat island owners also had to have access to our cars.

Ray: Great feedback, will be sure to include these topics in the discussions.

Kim:

Mistake on ferry cargo run date. It is Saturday Dec 4, 2021 (not Dec 2) corrected email will go out. Thank you to everyone for following visitor protocol and having guests check in at the office if you will not be home when you have guests. With the power outage it was helpful to know who was on the island and how to contact them.

Ginger Harmon A35:

Addition of Monday ferry run proposal and comment that no one on the Finance Committee rides the ferry. The purpose of the Finance Committee is to look after the finances of the island. I don't think we make any decisions that are made without good sound judgement for the island. Question to the community should have been would you be in favor for an additional ferry run if it costs more money, as it will cost more money.

Kim: Actually, the survey question was IF we had an extra day is what day would you like, not what day do you want to add an additional run.

Kurt Kassahn J19:

If the ADA parking by Lombardi's goes away we could ask the Port of Everett for better parking.

Kim: Yes, we can ask. The Port of Everett has been super defensive about ADA space. Hat Island owners who have a handicapped placard are not allowed to park in ADA spots closest to the ramp. Instead, the Port of Everett is requiring Hat Island ADA

permitted residence park in Hat Island Lot 8 area, where there are additional handicapped spots. This is a long walk to the ramp. Ongoing process to find a solution.

Paula: Any other community input? None.

Paula: I would like a motion to adjourn to Executive session to discuss legal matters.

Don: So motioned.

Ray: Second.

All approved.

11:24am moving into Executive session motion, we will return to open session if there is anything to report.

Return to open session at 11:58am.

Paula: Nothing to report.

Ray: Motion to adjourn.

Aimee: Second.

All in favor.

Meeting adjourned at 11:58am.

## **Rules of Conduct**

1. This is a meeting of the Board of Trustees, not a community meeting.
2. Community comments are welcome during the Community Input portion of the meeting and/or as called for by the presiding officer. The presiding officer will announce when comments will be heard. Please be patient.
3. Any community member wishing to speak must obtain permission to do so from the presiding officer.
4. Please give your name and lot number before speaking.
5. All remarks must be addressed to the presiding officer.
6. Comments shall be limited to three minutes or less for each person on any given subject.
7. Any derogatory remarks will not be tolerated.

Zoom Information:

<https://us02web.zoom.us/j/83480900279?pwd=MEdCN3J5c2svUkZ6OGtrTVdlZlZ1RjQT09>

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