

Agenda

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

Saturday, December 18, 2021

10:30am via ZOOM

Attendees:

Paula Bafaro- President	Virtual
Dan Jensen- VP	Virtual (attended until 11:00, Ray Stephenson has Proxy)
Don Stark- Treasure	Virtual
Kelly Dukes- Secretary	Virtual
Erik Smith- Trustee	Virtual
Aimee Chambers- Trustee	Virtual
Ray Stephanson – Trustee	Virtual
Kim Gleason- Island Manager	Virtual

Paula called meeting to order 10:32am

Minutes from November 20, 2021- compete excluding Legal Report. Will be ready to approve at next meeting.

December Special Community Meeting to announce the Results of the 2022 Budget

Announce the results of the voting for the 2022 Budget Ballot:

 519 Number Votes Eligible to be cast (489 owners + MS 30 votes)

 154 Votes Received

 151 Eligible Votes received

 3 Non-Eligible Votes Receive

 146 Yes, Votes to APPROVE the 2022 Budget

 5 No, Votes to APPROVE the 2022 Budget

Spent time was spend validating that the number count was accurate- counts above were vetted and accurate.

Motioned passed via community vote to approve.

Thank you to the Finance Committee for all their hard work in creating the budget and thank you to our Community and Board Observers and Ballot Counters.

Call for a motion to adjourn, reconvening immediately for the Regular Board of Trustees Meeting.

Dan motions
Kelly seconds
All in favor

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

Motion passes

December 2021

Board of Trustees Meeting

Agenda

- Call the Meeting to Order
- Approval of Draft Minutes for November
- Community Input (please limit your comments to three minutes or less).
- President's Report
- Legal Report
- Island Managers Report
- Special Report on North Marina Breakwater, Keith Litchfield
- Treasurer's Report
- Committee Reports

Paula called the meeting to order at 10:45am

Draft minutes from Nov 20th will be approved at next meeting.

Community Input: (limit of 3 minutes per person)

No Community input.

President Report:

PRESIDENT'S REPORT

We are just a few days from Winter Solstice, the shortest day of the year, which means our days will once again grow longer and longer in the coming weeks. I tend to want to hibernate on these dark winter days, but there is still much work to be done! As we are in the middle of the holiday season, I want to remind people to consider giving to the employee holiday fund, if you have not already done so. You can Venmo, send a check, call the office with a credit card, or drop off cash in the office. It's a nice way to show the hard-working staff that we value their work throughout the year.

The Board of Trustees met with the PUD representatives December 2, 2021 to get an update on our cable placement. We learned from the PUD that the Port of Everett has been very gracious and cooperative in initial project discussions. PUD is actively working with them toward a Memorandum of Understanding agreement which will allow PUD to move forward with studies to inform the feasibility of the proposed location. The Port of Everett has communicated a timeframe of March 2022 for the signed MOU. The urgency of this project has been clearly communicated to the Port of Everett hoping to expedite the MOU process to January or February. PUD intends on working with their legal department to get a draft into the Port's hands as soon as possible. In the meantime, PUD has started investing time in preliminary studies and reviewing the proposed location. PUD is continuing their due diligence and reviewing back up plans should that be necessary to pursue. PUD assured us that this is a priority project and are as eager as we are to put this project behind them. We will meet with PUD again in late February, unless there is something to report earlier.

Driving around the island, it is easy to notice there is much activity, with structures being built, homes barged over, and lots cleared. I appreciate our hard-working committees, who keep to our Hat Island Vision Statement in the forefront as we continue to grow our private island as a pristine, sustainable and safe community.

Legal Report

No report presented from legal counsel

Island Managers Report

Top of the morning to you and greetings from Ireland. Greetings from the emerald isle as many of you know, Will and I left for Ireland after Thanksgiving for the birth of our first grandchild which was due on Dec 3. As many of you know children have a mind of their own. Our granddaughter Clare Oonagh Gleason Doten was born on Dec 12. She and her mom have both had a fever and Clare had a hard time breathing right after birth. She has spent the time since she was born in the neonatal clinic and ICU at the birth clinic in Limerick. I am happy to report that she was able to come home last night. I am fortunate to be able to work from our daughter's home. Will and I have been doing all we can to support our daughter and son-in-law. I will continue to work remotely from Ireland until later this month hoping to get Clare all settled in. I want to thank our staff for stepping up and helping to make sure everything on this island is taken care of. We are

in touch daily and while it is always best to be on the island in person the staff has worked with me to support the work that I continue to do from here. Thank goodness while the cat away the mice will play does not apply to island staff. If you are on the island be sure to tell the staff how much you appreciate all they do. If you have not all ready and would like to contribute to the holiday fund there is still time to do so.

We've experienced quite a fall, weather wise. We lost a few trees and the golf course is in continuous clean up mode but the biggest damage we have seen was to our north marina breakwater wall. The storm hammered the breakwater with trees and waves and the wall will need to be repaired. Before I left for Ireland, I had a permit writer come to the island and asked him to assess the wall. Marina committee chair, John Gray, also asked Keith Litchfield, chair of the Water and Drainage committee and an engineer to assess the damage. Keith was able to take a look and take pictures of the damage and in his professional opinion felt that the wall was in danger of failing if not repaired in a timely manner. With that said, the board will hear a report from Keith on the progress of the work he has made in conjunction with myself and Steve Quartermain, another island owner to obtain the property permits for the work that needs to be done and to contact and receive bids from three different contractors. As of Thursday, we have received an emergency permit authorization from Snohomish County. Keith's report will give you more details of the rest of the process and where we stand. I can't thank Keith and Steve enough for the time they have put into the permitting process for this project and to Keith for working with the different contractors who will be submitting bids for the project.

The office staff has been working hard to welcome in 2022! You should have received an email or letter with your 2022 user fees and coupon sheets. If you haven't received an email or a letter in the mail, please call the Hat Island office. This is a great time to get everything taken care of for the year! Pay for your moorage, annual golf pass, golf coupon books...all at once!

We wish you all the happiest of holidays and that you are able to spend time with those you love. Happy New Year and may 2022 bring you joy and happiness

Vehicle Title Discussion

Kim: I have recently had an owner question the validity of the island requiring that he/she submit their original title of their island vehicle to be held in a safe while the vehicle is on island. The rule that states this is located in the Barge Rules and Regulations that everyone agrees to when they put in their barge request.

Here is the wording on the barge request • ****We require the owner to provide us the original title (no exceptions). This will be kept in the office. See Vehicle Requirements on the Website under the Barge Tab.***

The Vehicle Requirements state, ***"If a title is not provided there will be a \$200 fee charged. This will be refunded less a \$25.00 administrative fee once the title is received in our office. Additional administrative fees will be charged if the title is not received within the two-month time period. Do not have an original title? Contact the Harbor Master for instructions."***

So, why does the island ask owners for their original title, when did they start asking and is there a better way to make sure that the island has what it needs to get rid of vehicles when they die, and the original owner is gone.

I have looked through the files and asked former island managers when this practice first began. We know that it predates the time that Chuck Motson served as manager, and I believe we submitted our original title to our first van when we brought it to the island over 20 years ago.

Why does the island ask to hold the title in the office? Fair question and one I asked when I started as Island Manager. The answer Hat Island! How many of you own a car that once was owned by another owner? It's what we do...a car comes to the island.... then its owner decides they want a new car and pass it on or sell it to another owner.... or they sell their home, and the car comes with it. Eventually time goes on and the car is in the parking lot and hasn't moved in some time. No one knows who owns it anymore...or the owners has moved away. If we were on the mainland, we could just call a tow company and they would remove it. Alas, we are not on the mainland. The process to get a vehicle off the island without the title is time consuming for island staff. With that said, the island had put in place a fine on owners who did not supply alternative to owners who do not feel comfortable handing over the title to their car, which is a fee of \$200. This fee offsets the staff time down the line it will take to get your vehicle off the island. It is my opinion that this shouldn't be a fine. **It should be a refundable deposit that is refunded when the vehicle is taken off the island.**

Title on Island

1. Harbor Master sends copy of title to Junk company to ensure that vehicle isn't stolen

2. Harbor Master puts title in Car and sends car off island to Junk company on barge day.

No Title

1. Harbor Master contacts Sheriff to find out if there is a registered owner.

2. If there is a registered owner the Harbor Master sends a registered letter to the owner asking them to release their interest in the vehicle and to send the title to the Hat Island Office.

3. If the Harbor Master can't get ahold of the registered owner or they no longer have the titled the Harbor Master must fill out a form and have it notarized.

4. Harbor Master must arrange for the Snohomish County Sheriff's office to come to the island and sign off that they agree it is abandoned.

5. Paperwork is then filed with the DMV.

6. Car can now be barged off the island and given to the Junk Company.

I would ask the Board of Trustees to make a motion to change the Vehicle Requirements from the afore mentioned to, "If the owner does not choose to have the island hold the title to their vehicle they can chose to pay a refundable \$200 fee. This fee will be refunded once the title is received in our office or the car is

removed from the island. Do not have an original title? Contact the Harbor Master for instructions.”

Discussion:

We charge a barge fee to bring a vehicle over to the island it covers the cost to bring the vehicle over and to transport it back off the island eventually. (paid upfront when first transported to the island) The suggested 200\$ fee is separate to cover the administrative costs to track down owners and do a title search. We could consider changing the barge fee to include the administrative costs for the title search in addition to the barge fees on and off the island.

Cars that are left in the parking lot for a certain period of time are fine already.

Question what are the actual fees the island incurs? Answer, it is mostly staff hours.

The Board talked about this via email. Having title suggests ownership, but HICA does not own the vehicle. Handing someone your title does not transfer ownership. Is HICA holding the title is it a potential liability? We could lose the title, but a title can be replaced.

Additional information requested to help the Board understand the actual costs/times associated with having to move an abandoned vehicle off the island. Request that this be tabled and brought back in to discuss again in January 2022.

Treasures Report- Don Stark

Continuing to work on making the Treasures report easier to read.

Budget has been well forecasted even with the pandemic. Kim and staff have carried it out as planned and revenues have performed according to the forecast which is a credit to the Finance Committee and the Treasure before me. Nothing on expense or revenue side that are extraordinary to what was planned last January. Expect to come in on budget. The only thing that is unknown is the North Marina Bulkhead report that we will be talking about. Depending on how the bids come in we will need to draw on our capital reserves next year to repair it.

ACC Resolution

Parties requested clean-up of the language of the November 20, 2021 ACC Resolution. Incorporated revisions to the language. Proposed motion to replace this revised Resolution with the one passed last month, should the board agree. TBD

3 ACC members ready to sign, gathering signatures today and returning signatures to the office. Agreement that we do not need to reaffirm the resolution.

North Marina Bulkhead repair watch item for 2022.

North Marina wall repair is required, 200 foot section is distressed near A dock (west side looks better) Permits and quotes for the repair is in work.



Keith Litchfield- property owner on the island and licensed engineer with 30 years' experience in earth works and civil matters is assisting.

Steve Quartermain new property owner who is experienced in marine permitting is assisting as well.

Used information from the marina expansion report.

3 contractors

- Redside Construction- performed the marina expansion

- A1 Construction- did Conwell Park bulkhead repair
- Waterside Construction – company from Seattle

Bids are in work- available in a few weeks.

Work requires permission from Snohomish County, Washington Department of Fish and Army Corp of Engineers to proceed. Work expected to take about 3 weeks and will be performed at low tides. We need to beef up wall with 1-2 man (filter zone) 3-5 man rocks to create a buffer to tides/storms. The marina expansion approximately 7 years ago did have a lump sum contingency item to perform maintenance on the north marina sea wall. Work was permitted, but the maintenance was not completed. The marina has been there for at least 50 years, and this is the first repair to our knowledge. This repair will last all of our lifetimes. We want a breakwater that looks stout.

Budget is still to be determined. We can not speculate yet what the repairs will cost, but it will not be an insignificant amount. We have money in reserves, and we will need to be used to cover expense. Barge alone will be \$1,500 day without materials and labor. Breakwater is not insured (there is an option to do so) at a significant expense by our insurer.

Permits need to be obtained quickly and the work completed by Feb 15, 2022. February 15, through July 15 you can't work in the water due to salmon spawning. Steve Quarterman who is a new owner the island is an Environmental Scientist has extensive experience with marine permitting. The goal is to get this permitted and completed Feb 15, 2022.

We owe a huge thank you to Keith Litchfield and Steve Quarterman for their efforts, their contributions are an incredible gift to the community.

If we don't get a permit in time for the February 15 deadline what is the probability of failure. It all depends on the storms, we need to get the work done as soon as possible.

Committee Reports

Hat Island Community Vessel and Equipment Committee Dec 6, 2021

Members:

Aimee Chambers- HICA Board Chair
Kelly Dukes- Outgoing Community Chair
Udo Gerz – Incoming Community Chair
Craig Harris
John Gray

Gina Jamison
Greg Bonn

Staff:

Kim Gleason- Island Manage
Shane Dunn – Ferry Captain

Attendees:

Aimee Chambers
Kelly Dukes
Craig Harris
John Gray
Gina Jamison
Greg Bonn
Shane Dunn

Meeting:

Dec 6, 2021 6:00pm by Zoom

Ferry Door Repair

- Concern over door continues.
 - Additional 2 more passenger trip and falls
 - Assuming the 2022 budget passes, door rework will be initiated as soon as possible.

Ferry Cargo Runs

Concerns/discussion:

- How does an owner get emergency repair fixed? (Example: flat tire)
 - Tire is too large to bring on regular passenger run (impedes egress)
 - Owner needs to hire a private boat or wait for a ferry cargo run
 - Ferry cargo runs turnaround time to short to allow for tire repair
- Owner who needs to bring over perishables- limited by turn around ferry
 - Ferry cargo runs turnaround time to short to allow for same day purchase
 - Full time owner must leave the island day prior to ferry cargo run, spend the night on mainland and purchase perishable items day of ferry cargo run.
 - Nonperishable items can be purchased in advance and left in car in Everett maria in advance, but perishable items cannot.

Discussion:

- Old ferry had room to accommodate emergency transport of tire or other emergency items
- Suggest testing alternative ferry cargo runs days/time- fees need to cover costs
 - Sunday mornings have low ridership- could test cargo 6 pack run

- Thursday mornings have low ridership- could test cargo 6 pack run
- Thursday and Sat deck hand already on the clock
- Monday or Wednesday- could test ferry cargo 6 pack run without additional labor hours
- 15 gallons fuel used on a round trip ferry run
 - 15 gallons x\$5.00=\$75.00 fuel cost
 - 6 pack run cost \$6.25 per person (PP) in fuel
 - Charging passenger \$9.00 fee PP plus fee for cargo reasonable
 - \$15.00 for tire reasonable (each way)
 - Pricing for cargo items to be validated by office/crew
- Test ferry cargo run as 6 pack on Mondays in early 2022 to validate/test owner usage of ferry cargo run with longer turnaround time. Test run to be cost neutral covering fuel costs. Passenger fee \$9.00 each way in addition to cargo fees (determined by office/crew)
- Maximum size cargo items allowed on ferry:
 - 2 smaller appliances, 6 foot sofa- max)
 - Refrigerator would need to be laid down
- Cargo request form reviewed by Shane- he determines when ferry is full
-

Another Holiday-Walk on passengers' policy and pricing

- Some passengers do not use Bookeo and "walk on" at the last minute.
- This is disruptive to the crew and does not allow them to plan staffing needs

Discussion:

- Some owners log onto system but don't fully book via Bookeo- instead show up and want to walk on
- 6 pack runs do not require deck hand, reducing staffing expense- unexpected passengers makes planning difficult
- Unplanned passengers (walk-on's) are disruptive and extra effort to crew and office admin staff
- Charge a late booking fee to discourage owners from walking on as unplanned passengers
- Extra \$5.00 reasonable, plus \$9.00 standard fee =\$14.00.
- If someone is technology challenged (doesn't know how to book via Bookeo) they can call office/Alice and she will help so they don't incur fees
- Add instructions to Website to book online via Bookeo

Suggested motion:

Motion to amend ferry pricing to include a walk-on fee of \$5.00 per passenger.

Board discussion:

What is different about how we handled walk on passengers in the Hat Express vs Another Holiday and the Bookeo system? Why is this disruptive? The concern was raised by the Captain

as he was not present to provide feedback. Agreement to differ discussion until Captain and Vessel Committee meet again to discuss.

Marina Committee- John Gray

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.

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.

Safety Committee- John Gray

Posting a link with executive summary
Including 45 comments

Hat Island Community

Safety Committee Report, December 14, 2021

by John Gray

MEMBERS:

Paula Bafaro (Board Chair)

Alan Dashen

John Gray (Community Chair)

Mike Worthy, Fire Chief

INFORMATION ONLY ITEMS-NO BOARD ACTION

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. Status: About 50% complete
- b) Community Survey. The results of this survey is attached to this report. Status: Completed
 - c) Self-Assessment For Preparedness. This is intended to be a tool for 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. Status: About 75% complete
- 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. Status: Not Started
- e) Improved page on the community's website for safety information from the Fire Department. Status: 15% completed
 - f) Information Item: Airlift Northwest & Improving Service. Currently, Airlift Northwest can come to the island only when visual flight rules allow. There have been medical events on the island where the helicopter could not fly due to poor weather. Airlift Northwest pilots often use instrument approaches to guide them to known helicopter landing sites. Instrument approaches and guidance during flight is needed when the visibility is low or when the cloud ceiling is less than 800 feet. For a pilot to use an instrument approach to a known helicopter landing pad, an electronic pathway is built using an FAA-approved vendor. Typically, the cost of building this is about \$15,000. Plus, improvements in lighting and marking the Heli-pad would be required. As the island continues to develop and there are more residents, the likelihood of more medical incidents that need a helicopter evacuation is strong. Recommendation by the Community Chair: enhancing the medical evacuation service should be part of the island's long-range plans, both for the Hat Island Community and the Fire Department.

Invitation to join the Committee. Are you 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

December 14, 2021

SAFETY SURVEY WITH RESULTS

EXECUTIVE SUMMARY [by John Gray, Committee Chair]

About 130 responses were received which is the most responses from the recent community wide surveys. The clear themes are:

- **Perception:** 90% are **not** concerned about their personal safety on the island. 70% are not concerned about safety issues on community property (roads, beaches, common areas). Conclusion: Most people feel safe on the island.
- **Enforcement:** This is a tricky topic. 90% wanted a change from what is now. 90% wanted incidents of land clearing, tree cutting, and unsafe burning addressed by staff. 55% wanted staff to handle events when non-owners beach a boat to come to the island. However, the majority did not want any more staff involvement in enforcement in more minor violations and owners should take more responsibility in addressing violations of speeding (65%), loud music and disturbing the peace (70%). The implementation of any change is where a wide variety of opinions exist. Conclusion: Enforcement is both a policy issue (what, when and who) and a style issue (meaning how it is done).
 - **Preventing violations and safeguarding services.** 65% did not want this service
- **Emergency Preparedness.** 80% wanted more planning and information on this topic. 70% wanted to learn more about being more prepared for emergencies on the island. Most wanted the information contained in short email messages. Conclusion, this should part of the Safety Committee's charter.
- **Hazards:** identifying and fixing. 70% wanted the Community to only address major issues. Conclusion, this should part of the Safety Committee's charter.
 - **Trend:** The island's demographic is changing with more people (now 40%) wanting more security/safety service provided during the high season. Conclusion: This is still not a mandate for change but could be part of a long-range plan and continuing conversations.
- **Owner's Comments.** 45 people added comments to their survey. Several useful ideas and topics are presented. The survey results did not capture comments added in questions 1 through 3.

THE SAFETY SURVEY AS DISTRIBUTED AND RESULTS

The Safety Committee is forming to serve the entire island by helping achieve the strategic planning goal of a "safe and pristine island." This survey is intended to be used to help create the Safety Committee's purpose or charter that will be considered by the Board of Trustees. From listening to Board members and other stakeholders, the topics for these questions were developed. Please take the 5 to 10 minutes to complete the survey. Thank you for helping with this.

Please send your comments, suggestions, or interest in this committee to John Gray, the Community Chair at johnlgray425@gmail.com.

For each question, please choose only one answer. [Results/Responses are Bold Italics]
Topic: These questions are about your personal safety which includes your personal property.

1. When you think about your overall personal safety on Hat Island, which sentence best captures your perception? [129 responses]
 - A. My property is in a location that I rarely have any concerns about the safety of myself, family or guests. [60%]
 - B. I sometimes think about this, have a few questions or concerns and want to learn more. [25%]

- C. I am concerned about safety and feel the community should be doing a lot more. [10%]
- D. None of these sentences captures my perception. [5%]

Here are some words:

2. Thinking about your personal safety at Hat Island when it comes landslides, earthquakes fire, or windstorms, which sentence best reflects your views? [127 Responses]
- A. I am not really that concerned about these. [20%]
 - B. I could be learning more and supportive of receiving more. [40%]
 - C. I want the Community to take the lead in planning and helping me be better prepared. [30%]
 - D. None of these sentences captures my perception. [10%]

Here are some words:

3. Thinking about your personal safety while on the Community's roads, parking lot or beaches, which sentence best reflects your views? [128 responses]
- A. I am not really that concerned about these. [40%]
 - B. I have seen people do things that worry me but that is their problem – not mine. [5%]
 - C. I have seen people do things that are risky, and I am fine with talking to them about it. [25%]
 - D. I am concerned about the dangerous activities that people do or they break our rules and I want someone else to deal with them. [20%]
 - E. None of these sentences captures my perception. [10%]

Here are some words:

Topic: The Purpose and Role of the Safety Committee

Stakeholders have initially identified the topics of:

- Emergency preparedness for island-wide emergencies,
- Identifying hazards to the community, and
- Response to violations of Community rules.

These topics are for the Safety Committee to research, provide information to the Community, make policy recommendations to the Board of Trustees and assist the Island Manager. The following questions are intended to learn your views about each of these topics. Please choose only one answer for each question.

4. Emergency preparedness for island-wide emergencies could include planning and response to windstorms, landslides, fire, earthquakes, and loss of power or water for a long time. Which sentence best reflects your views? [130 responses]
- A. I am very concerned about this, and it should be a priority for immediate action. [10%]
 - B. I am supportive that some planning and information should be developed and owners can access it. [80%]
 - C. This is the responsibility of every owner. The Community, including the Fire Department, should focus on more pressing issues. [5%]
 - D. I am not really concerned about this. [5%]
5. Which is the best method for you to receive information about Emergency Preparedness? [130 responses]
- A. On the Community's Website [30%]
 - B. Printed information [5%]

- C. Attending a workshop or seminar on the island [5%]
- D. Short messages contained in an email [60%]

6. Identifying hazards that could cause injury on Community property and responding to them means partnering with the island's staff. The solution may include some signage and asking for funding to fix hazards on Community property. Which sentence best reflects your views? [130 responses]
- A. I am not really concerned about this. Things are fine the way they are. [20%]
 - B. I am supportive of addressing the most important issues but leave the little ones to the responsibility of the individual. [70%]
 - C. I want anything that can prevent a person from being injured to be dealt with. [10%]

Topic: The responses to these questions, about dealing with people who violate, or could violate the Community's rules, will help the Safety Committee provide recommendations.

People who are violating the Community's rules that disturbs the peace and order of the island has been brought up in strategic planning sessions. The main concern is the lack of enforcement which is a tricky issue. We love the laid-back feel of the island, but we want to feel safe and have the rules followed. Please choose only one answer for the following questions.

7. How important to you is the enforcement of the Community's rules? [130 responses]
- A. Very important [20%]
 - B. Somewhat important [20%]
 - C. Depends on the rule. Some should be enforced all the time, other violations of rules should be ignored unless there are other factors like repeat violations, more owners complain, etc. [50%]
 - D. Not really important or I like it as it is now. Let's not change how this is done. [10%]
8. How important to you is preventing violation of rules and safeguarding property on the island? [127 responses]
- A. Very important. The Community should provide staffing to do this. [35%]
 - B. Somewhat important. It is the owner's responsibility not the Community's. [50%]
 - C. Not really important or I like it as it is now. [15%]
9. There have been complaints about people who drive too fast, kick up dust, and kids operating vehicles. Which sentence best reflects your views? [129 responses]
- A. This is important to me. I want to call someone who will deal with it. [30%]
 - B. I can deal with it if it bothers me. No need to call someone else. [50%]
 - C. I am fine with what happens. Not that big of a deal. I can put up with it. [15%]
10. There have been complaints about non-owners accessing the island by beaching their boat. Which sentence best reflects your views? [129 responses]
- A. This is important to me. I want to call someone who will deal with it. [55%]
 - B. I can deal with it if it bothers me. No need to call someone else. [35%]
 - C. I am fine with what happens. Not that big of a deal. I can put up with it. [10%]
11. There have been complaints about people cutting trees and clearing on Community property. Which sentence best reflects your views? [130 responses]

A. This is important to me. I want to call someone who will deal with it. [65%] B. I can deal with it if it bothers me. No need to call someone else. [30%] C. I am fine with what happens. Not that big of a deal. I can put up with it. [5%]

12. There have been complaints about loud music and disturbances which has frightened some owners. Which sentence best reflects your views? [130 responses]

A. This is important to me. I want to call someone who will deal with it. [30%] B. I can deal with it if it bothers me. No need to call someone else. [55%] C. I am fine with what happens. Not that big of a deal. I can put up with it. [15%]

13. There have been complaints of unsafe burning. Which sentence best reflects your views? [130 responses]

A. This is important to me. I want to call someone who will deal with it. [70%] B. I can deal with it if it bothers me. No need to call someone else. [20%] C. I am fine with what happens. Not that big of a deal and the Fire Department should deal with it. [10%]

14. No one is suggesting a police force on the island. The Safety Committee is not intended to do enforcement. Enforcement of the Community's rules is currently done by the Island Manager and is typically done in response to a complaint. This seems to work fine during the low season of fall, winter, spring but is a weakness during the high season. Which sentence are you most in agreement with? [129 responses]

A. I am fine with this. I accept that people will do things that are disturbing and sometimes nothing happens to them. [10%]

B. Owners need to have the courage to talk to the people who are causing problems. Only when that does not work, should a trained staff person get involved. [55%] C. The island has grown and changed. Owners should not be doing enforcement on other owners. The island is more like a state or national park and should have a park ranger type of service during the high season that helps owners, responds to complaints, protects the island's resources and assets and promotes safety. [40%]

15. Please use this space to add any other information on any topic for the Safety Committee: [45 responses]

SAFETY SURVEY COMMENTS (RAW/NO EDITS)

- We very much need a procedure in place for medical issues that don't qualify for emergency airlift. The biggest example is if someone has symptoms or needs testing for Covid. They aren't allowed to ride the ferry and it doesn't run often enough, and private boat owners do not want to risk infection. And when a full-time resident get diagnosed with Covid, how do they return home to Hat without exposing others on the ferry? There needs to be a dedicated person/boat equipped to deal with things like this (with individual owner paying the cost per use). Same goes for getting boat rides for things like chemo treatment, a broken arm, infected tooth, etc — you can't call airlift for those. And pet emergencies? Medical issues that occur at night? Who do you call and how do you get help other than 911, which wouldn't apply for most of these things. We are a growing community, no longer a hidden getaway with rustic cabins, and we can't rely on

volunteers for everything anymore. I personally would be willing to pay more to have safety and accessibility services available, whether that's higher HOA dues, special assessments, or per-use fees.

- Enforcement of rules by those not trained to do so typically causes more problems than it solves and is done very unequally. There has to be due process during and after rules enforcement or it will increase liability for the island and HICA. My recommendation is to have and to enforce as few rules as possible - only the huge important rules like burn bans.
- This island has been a hidden gem for a reason. It's a place to come and let the BS from the mainland go. It sounds like this is a probe into how a governing body can control more things owners can & can't do at there get away. Safety is very important, but when you unleash a group to police (which is what this sounds like), it's going to be a mess. Even the board for years have placed people (by vote of course) in to push their own agendas to cut off certain areas of the island. In my opinion, policing (we already have & pay for police) would open a huge can of worms & create the division that we all try to get away from when we go to our island getaway. You'd be opening the island up to he said she said...that already goes on. Leave this place be to be the gem that it is!
 - We like the idea that a Community wide emergency preparedness plan be first introduced via workshop or seminar then the information be kept/updated on the Community website.
 - Thanks for your efforts to help all feel safe.
- The island staff and the HIC BOD is not responsible for policing or enforcing disputes between neighbors. This is a slippery slope, will lead to liability and the bylaws do not provide any authority for HICA to play this role. The only enforcement mechanism provided for in both the Bylaws and the state RCWs are financial penalties, and then are limited in scope and authority as well. We all pay taxes to Snohomish County, which should be covering police enforcement and schooling in addition to our fire department. 1 out of 3 is in good shape, the other two are woefully inadequate for the island needs. This is what HICA and the Safety Committee should be focused on: how to receive more benefits from the Snohomish County agencies funded and authorized to enforce the laws. HICA should NOT be trying to become a police force, it will only end in escalation and increase the risk of injury or death. As a law abiding citizen with a concealed weapon permit and well educated on the right to protect my property in this state, I am always prepared to defend myself on hat island, including from neighbors who have the incorrect belief they can trespass or infringe on my rights on behalf of HICA. Thank you for performing this survey and I look forward to seeing the uncensored results.
- Fire is one of our biggest threats. I would be in favor of installing large pumps that could in an emergency be used to pump salt water into our fresh water system so we would not run out of water in fighting a large fire.
 - We love our island let's keep it safe but keep the laid-back vibe we love
 - Major issues like fire, storm damage, medical emergencies seem to be under control. Rules like driving fast, pets off leash, etc. - there's no enforcement so why have them.
- Enforcement of rules should be for everyone-too often it is island "guests" not owners that are a problem.

- I am OK talking to other owners who violate rules but there needs to be a place to escalate and real consequences for people who consistently violate rules or cause real danger.
- I'd like the same sort of police on the island as there is on the mainland, but they seem shunned from the island. It seems insane to expect people to follow rules with zero enforcement.
- There are several "loaded" questions where safety concerns and rule violations are mixed. not all rules are about safety
- Hat Island is a great getaway from all the restrictions placed on our everyday lives. Please leave the island the way it is.
- Not a fan of "which statement states best..." and you can't add comments. I'm not in favor of a "park ranger" environment. Not a good use of assessment. During Covid 19 owners blamed guests, family, renters, etc. and restrictions were in place to the benefit of full timers. I get that, but it went too far by limiting privileges / rights of other owners. But you will recall, it was an owner who brought Covid here. We do need to review our practices, but do we really need all the rules? Almost everything is a rule and a fine. People begin to react to their environment and it should be a positive focus, not a police state. HI by charter isn't an RV type park setup. It is a housing development. Things are changing and we are reacting to us old farts' concerns rather than embracing the future. I haven't experienced speeders, no heavy traffic, the only thievery is when a realtor opens the house for anyone to pilfer. Kids driving - how about a place they can rather than on roads? Find things for kids to do and they are less apt to find their own things - which may lead to boredom and trouble. I am very supportive in the safety arena but the flavor of this survey is enforcement and additional personnel. I'm not in favor of that. Let's perfect what we are already doing. Maybe neighborhood watch should be revisited?
- LEGALIZE CHICKENS. EMBRACE THE FUTURE.
- We all pay taxes to Snohomish County. We need better coordination with the Sheriff's office. In the recent case where drunken belligerent men trespassed onto a woman's property, taunted her and wouldn't leave, they should have been arrested and hauled off to jail.
- Off leash dogs. Especially on the docks. Not sure if that's marina or safety. Also a safety issue are boats tied up incorrectly that prohibits safe docking or passage to slips. Again, not sure if that's marina or safety.
- An island siren when there is extreme danger and instructions on what to do. Use fire department siren with a different sound if possible.
- Thank you for asking about all of these topics.
 - I am a fairly new owner. My biggest concern to date has been inconsistent enforcement of COVID rules, mostly mask wearing, on the ferry. I've appreciated the recent firm messages coming from the association with respect to following these rules. The majority of us follow the rules, but the few who don't compromise the safety of everyone else, particularly those who cannot get vaccinated. We've also noticed people drinking on the ferry. I don't know what the rules are on that, but do think it is inappropriate and unsafe, particularly during COVID. Thank you for forming this committee. Not an easy task with limited resources and as culture is changing. Safety is as much a cultural issue as it is logistical and requires a great deal of sensitivity.

- The current rules addressing safety as well as disturbances is not sufficient as written in the bylaws
- We do not need more intrusion into our lives. People need to learn to communicate with each other face to face or with a phone call. Its to easy to hide behind a keyboard and complain. If anybody who reports or complains about anything their name should be made available to the person being reported on. I guarantee it would cut down on the community getting involved in the majority in minor complaints and get people talking to each other. The people running the community have more important things to tend to than responding to minor complaints. Noise ordinances are not HOA responsibilities, its the responsibility of the person complaining and if they cannot get it resolved then its law enforcement personel thats responsible. Same with barking dogs and other minor stuff. The community has been over stepping its boundries and will get us into a law suit one day trying to police the island.
- For me to give any support to enforcement I would need to have more information. While I am certain there are issues I have not seen these to be a problem to date. If there was a log kept of complaints and violations it would help to know if this is truly an issue that needs action.
- Our biggest risk to the community is FIRES. This is 100x more critical compared to loud music or driving. I would suggest 0 tolerance and fines
- #14 needs more answers. We do need help with educating people about the fragility of our environment. This is a SMALL ISLAND. People don't understand what that means as fare as water flow, tree cutting and wind patterns and how that changes when large areas of trees are removed (dying Alders) and water drainage issues causing potential landslides and the biggest fear is fire which we are UNDEREQUIPPED to control because of lack of water. Removing the dead alders is also creating a fire break along with it has been more species of birds on the island and more space for eagles to fly low. As for a "park ranger" that could be a valid idea but it depends upon who you give the authority to. We already have a problem with an aging retired military person, ACC members how act as dictators. It must be a individual who is compassionate and acts as an educator, not a bully, someone who can speak and act with authority. Actually we need people who will step up and tell the bullies on the island that they are acting out of place and for their own self interests not in the interest of the community as a whole. Sometimes interventions are needed with the abusive alcoholics who really need therapy more than anything else. This is a small community and a judge once said the the group I am referring to that "Hat Island is a dysfunctional family and (looking at my neighbor and his/her friends in the court room) I wouldn't want you for a neighbor".
- In the last section you eliminated The option to put in your own wording. Many of the answers didn't reflect what I think should be done I wish you would've put in the other words box
- Thanks so much for addressing these issues, it is clearly time to work on resolving them as they obviously can't be addressed by only our paid staff alone or up to owners to deal with.
 - A lot to cover and think about. Thank you for taking this challenge on.
- I would have probably answered I'd step in and deal with it, for more of these, but when it comes to what a person can and can't do with a lot ie; clearing, for potential sale or building, without a real plan. How am I to know if it is allowed or not. Once the trees

are down they are down. So my biggest concern is the long term effects on roads and bluffs. Having a Island Ranger of sorts in high season would be good, along with helping with Harbor during bust times. Of course it all cost's money. But we would be willing to contribute to pay for an enforcement person during high season.

- Eventually we will want safety oriented staff. When it is time let's hire someone with Barb Conwell's people skills.
- Thank you for work and the opportunity to voice my opinions.
- I'm fine talking with people who are doing something that concerns me, but if they ignore me (or cuss me out which does happen) there should be an escalation process so we can kick it up the line.
- I am very opposed to any kind of policing or law enforcement as a job on hat island , even if the title is ranger . I really detest the idea .
- I don't want some wanna be sheriff wandering around Hat Island armed and ready to shoot. I think there should be an island capacity limit, the island should only be for owners & guests, the owners need to take responsibility for their guest's actions - if they continue to act a fool they should be asked to leave the island.
- I recall telling some teens not to light off the fireworks they were launching off of conewell park. I was met with an angry and irate boy who was verbally abusive. As I got closer to him and let him know I don't care if he "makes more money than me" as he claimed. What would have happened if we had a physical altercation. I am concealed to carry and would have dealt with him but then what?
- emergency preparedness and an overall plan for possible disasters like fire and natural disasters would be my priority. thanks for advancing this topic!
- No rules!

Water Committee- Erik Smith

Thank you to Chris Inman for preparing the water report for December. During for November the wells and RO produced as expected. Because the water is much cleaner water needed cleaning

20 more than NOV LY
70% Wells 28% RO
TYD 3% less than YTD

Other comments:

Erik- I have been investigating finding potential legal counsel who could assist with the potential passenger service between Langley, Hat Island and Everett. The two firms that I reached out to have conflicts of interest, having done work for some of the parties previously. Does anyone have an update on this project are we still proceeding? I see the ferry is running at full service again today.

Ray: Relief money is expected in 2Q, likely April. Still getting numbers from Getting numbers from Langley, Port of Everett, and Island Transit.

The state has done an assessment of the 40 ferry runs in the state. Whidbey to Mukilteo run is #7 in importance. Passenger ferry service is the wave of the future and I believe it is a good idea to proceed with the project so long as the financials make sense and the people of the island approve it. We could provide the ferry service for a year to as an interim step (not as a long-term provider) and help out our financial and pay back the ferry loan faster. The project is not moving as fast as we might have expected, but it is still proceeding.

Don: Long Range Planning Committee Report

Kurt Kassahn has taken on the co-chair and started on it, looked at back reports. A number of updates need to be taken. Community survey will be sent out in early 2022. Hopefully as good of response as the recent Safety Committee survey. Looking for new members- Please contact Don Stark and Kurt Kassahn if you are interested in volunteering.

Motion to adjourn to executive session at 11:58am

Ray motions
Aimee seconds

Vote

Paula Bafaro- President	Yes
Dan Jensen- VP	Yes (Ray proxy vote)
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Erik Smith- Trustee	Yes
Aimee Chambers- Trustee	Yes
Ray Stephanson – Trustee	Yes

Motion passes.

We will come back after executive session if there is anything to report.

Return from executive session at 12:27pm

Nothing to report

Motion to adjourn

Ray motions
Aimee Seconds
No Discussion

All in favor -meeting adjourned

Vote

Paula Bafaro- President	Yes
Dan Jensen- VP	Yes (Ray proxy vote)
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Erik Smith- Trustee	Yes
Aimee Chambers- Trustee	Yes
Ray Stephanson – Trustee	Yes

Meeting adjourned 12:30pm

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.