

Agenda

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

Saturday, March 19, 2022

10:30am via ZOOM

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	Virtual
Kim Gleason- Island Manager	In Person

Paula called the meeting to order at 10:31am

Agenda:

- Call the Meeting to Order
- Approval of Draft Minutes for February 19, 2022 and March 3, 2022
- Community Input (please limit your comments to three minutes or less).
- President's Report
- Treasures Report- Don Stark
- Committee Reports

Paula Call to order 10:31am

Approval of meeting minutes of Feb X and March 3 have been delayed

Community Input:

Hello, good morning. We are simply curious if the board has had any more discussion regarding an added day of Ferry service? Thank you!

Greg & Teri
B-18

Discussion:

Kim: Will be discussed in Vessel mtg report later this meeting.

Kim: Next topic is from an owner who does not want to be named. Previously the Board had allowed anonymous letter to the community so long as I had verified the owner was in good standing, which I have confirmed. Does the Board still stand by the that decision to allow anonymous comments? This person does not want their name read outloud.

Vote to allow anonymous comments:

Paula Bafaro-	Yes
Dan Jensen-	Yes
Don Stark-	Yes
Kelly Dukes-	Yes
Erik Smith-	Yes
Aimee Chambers-	Yes
Ray Stephanson-	Yes

To the Hat Island Board and the Community at Large,

3 weeks ago, on February 25th 2022, an individual was knocked down in the Commons Area near the pavilion on Hat Island by two off leash running dogs, a 40 lb. dog and a 60 lb. dog.

Neither dog owner had voice control/command over their dogs. It was the 60 lb. dog that hit the individual with such force that it could have shattered the knee, lower leg and ankle.

The person knocked down suffered a sprained ankle, shock and other injuries related to a fall. What most people are unaware of, is the amount of force that a running dog imposes on a stationary object such as a child or an aging adult. The amount of force that a running 60 lb. dog can impose is approximately 2-3 times the weight of the animal. It is akin to dropping 1-2 100# bags of cement on a child or a fragile aging adult. How much damage to the body do you think may occur if 200 lbs. of force slams into it? Smashed bones, damaged organs, concussion or worse.

Not only does a dog owner have a moral and ethical responsibility for the actions or damages caused by their dog, they have a financial responsibility as well. Most falls on the island, whether it was in someone's home or out of doors, have required airlift to get the individual to the hospital. What does it cost to airlift someone off the Island? \$20,000.00 - \$30,000.00? Will your home-owners insurance cover that expense? Have you considered the out of pocket medical expenses the injured individual has incurred or their loss time from work? Will your insurance cover those expenses?

People think Hat is a place for dogs to run free, all the beaches are open space for running their dogs when in reality the Community Areas are limited to the Marina and adjacent Commons Area plus Conwell Park with the Gravel Pit above. All other beaches are privately owned. How many of those home owners come in contact with your off-leash dog? How many of these owners have dogs on their beaches and in their yards?

The point I am trying to make is, with more people moving to the island there are more dogs coming to the Island with them. More dogs more human-dog encounters, more dog to dog encounters. The Docks are another area where dogs have been seen running loose. It doesn't take much for an energetic dog to knock a child or a rickety older adult off the dock and into the water. How long does it take to rescue a child or a drowning panicked adult? In the past, most people who have fallen off the dock and into

the water have drowned before they were rescued. Do you want to be responsible for the next incident?

More than one person has been bitten by dogs running out of yards and attacking people in the road. I personally know of 3 such incidences that were totally unprovoked. One dog who attacked and bit 2 people on the same day was gotten rid of by the owner. In Another incident, a growling barking dog charged out of a yard in a threatening manner at 2 women who walking down the road. One of the women was able to yell loud enough for the owners to hear to call off their dog before they were bitten. The dog's owners were in the yard but not paying attention to the dogs whereabouts.

Most dog owners in my experience want to see their dogs playing and be free but many of these people do not know how to train or control their animals. Karl Bangerter, the safety officer in the fire department, is a dog trainer and dog rescuer. Karl is generally here on Fire Drill Saturday, the second Saturday of the month. He has said he would take a few minutes to observe your dog and give anyone who is serious about training their dog, helpful suggestions for the dog's obedience training, AFTER FIRE DRILL. What is important to remember, it is not just the dog that requires training it is also the DOG OWNER. It takes time and effort to train a dog, a minimum of 15 minutes twice a day! Are the dog owners on the island willing to make that commitment? Because I have my doubts in that regard and there seems to be a desire for people to treat their animals as humans and take them everywhere they go because they don't want to leave their dog behind, I propose we construct an enclosed Community Dog Park at the far end of the Commons Area, past the games area, where dogs can 'run free' and dog owners can socialize in a confined and relatively safe setting. Some people are afraid of dogs and dogs can sense this. For outdoor community events, please leave you dogs at home for everyone's safety and enjoyment and peace of mind.

We all want to feel safe when we are here on the island. If your dog is running on the beach in your yard or in the Commons Area make certain you are either alone with your dog or with another dog owner who wants the dogs to be running together. If someone walks up, put your dog on the leash if it can't sit quietly at you side. If your dog is aggressive with other dogs or is protective and growls or barks at people your dog should be on a leash. The bottom line is, your dog should be on a leash when people are present if it isn't under voice command or friendly.

Accidents Happen. Are you Prepared, Able or Willing to Prevent Them?

Sincerely,

The Island Owner and Former Dog Owner who is Still Recovering from the Fall

Comments:

Sandy Bettencourt J19: There are rules on the island regarding dogs. Owners are responsible for the actions of their dogs, including dog to dog attack, dog to people attack, are the personal liability of owners. If there are medical bills, they are liable. The rules are very clear.

Kim: Agree, I also requested that I be informed, I can't help with a situation unless I know about it.

Sharon Meadows A24: As a dog owner, I believe that all dogs need to be on a leash in the dock area. It is a very active area, with narrow walkways, people could easily get knocked off the docks.

Kim: Agreed rule is for dogs to be leashed while on the dock. This owner was not on the dock when the incident occurred. I liked the idea of the suggestion for an offer of training.

PRESIDENT'S REPORT

Our board and committees are making a lot of progress for the island these past few months and it is wonderful to see. If you want to make a difference, join a committee, or join the board. It may be a bit early to throw this out, but we will have three positions opening up on the board in September. While I would love to see current board members run again, there is also room for new talents in these positions. That said, this board has approximately five solid months to get things done before a potential change. Reach out to us or the appropriate committees or the office with any concerns you may have. Make your voice heard. Not everyone will get what they are looking for, but you are more likely to have an issue addressed if the island is aware of it.

I'm feeling a bit like a broken record, and I apologize, but we are again waiting for the PUD to update us on the cable placement, and are scheduled to meet with them on March 31. We will of course report back as soon as we have new information

Legal Report

Surowiecki Supreme Court Case: Surowiecki filed a motion for reconsideration. We only file an opposition if the Court asks for one. Otherwise the Court will make a ruling on its own. As of now, the Court has not requested briefing so we are waiting at this point.

Surowiecki Foreclosures: We believe the Supreme Court opinion will put us into position to proceed with the foreclosure actions without delay.

Division H: Getting the easement and maintenance agreement recorded has been a bit of a challenge. All paperwork is at the auditor's office and we expect the recording to be completed at any time.

Comment: Sandy Bettencourt J19: Matt Surowiecki has not been paying his assessment which are not part of the lawsuits. The Judge put a stay on the Island going after those assessments. What is the status on the Island getting those assessments billed and recovered?

Erik: It is still stayed until the trial court is finished.

Island Manager's Report

Spring is in the air! The barge saw new owners bringing over moving vans of material, building materials for new homes, concrete for foundations and new cars. Another barge is scheduled for May, so if you weren't quite ready for the March barge another chance is right around the corner.

A quick update on what's happening around the island...

As you may have heard our ever present and long serving Harbor Master Barb Conwell will retire officially at the end of April. She will be on duty through the end of March, using up some of her saved vacation through the month of April. The office staff is planning a celebration and potluck for Barb towards the end of April beginning of May. We will make sure to get the word out as we know many islanders would like to join in celebrating her. Lucky for us that even though she won't be working she will still be on island and will have more time to relax and play.

While saying goodbye to Barb will be bittersweet, I am happy to announce that we have hired Joe Stephanson. Joe and his family have had property on the island for some time. Joe and his sweet chocolate lab, Sierra, will be making Hat Island their full time home. Joe is excited to be here and in the two weeks since he began has met many new faces and is enjoying his time on the island. We're excited to have him. If you see him out and about in the marina, make sure to introduce yourself to him.

Committees have been meeting and planning fun activities for the coming spring and summer. Make sure to check out the Community Event Calendar posted on the Hat Island website.

Drainage- In 2013 the island had Drainage study done which gave us some guidelines for creating a drainage plan. Taking that plan, adding Keith Litchfield to the island as Committee Chair of the Water and Drainage committee and hiring Rick DeFrancesco to the our staff who has extensive background in drainage work has us now to a point where we can start addressing the drainage issues we have on the island. Some simple contouring of the roads will work in some areas, some areas will require more intensive work but as the weather dries up islanders will see work being done. There may be times roads will need to be closed for certain projects. We will make sure to communicate via email, twitter and our webpage when this happens.

Kim: One area we have been working on is Port Gardner, which is being widened. You will see swales on the side of the road that will be planted with grass seeds, that will act as a natural drain and pipes that go under the road and down the hill. Some work has been done on Cascade road as well. Jeff and Chris have been working on this and are a good team. We are taking advantage of Keith Litchfield drainage expertise to plan and implement effective long term improvements to the islands drainage.

Parking in Everett- I received an email from the Port of Everett in regards to comments they had received from islanders regarding the distance that they have to walk from Lot 8 to the ferry. These residents had offered to pay the Port of Everett a higher rate for parking as it is difficult for them to make the trek to the ferry landing. While the Port says they cannot make that accommodation they had suggested that if the island wanted to purchase a shuttle van to help these owners out they would supply a parking spot to do so. I told them I would bring it to the board's attention to discuss, which I am doing so here. As with any decision I think it is important to look at all the pros and cons to a situation. Looking at their suggestion I can see that it would provide a nice service to islanders and a van could possibly be used by staff to run errands for the island in town. To have a van though would be a cost to the island, not only for the cost of the van itself, but for gas, and staffing to drive it as well. Before spending too much time researching the exact cost of a van and all that would go with it I would like to know if the board thinks is something we should be looking into or not.

Paula: Erik had really good points.

Erik: I am in favor of a small transport vehicle, not a van. Such as an extended (6 person) golf cart like the Port of Langley uses. This would provide transport in Port of Everett, I am not in favor of a vehicle (van) that can be operated outside of the Port of Everett to limit our liability and to keep costs down.

Paula: Supports Eric's comments.

Don: We do our best work when we get community involved. Suggest community referral- perhaps Vessel Committee? Who would operate it, perhaps a deck hand? To investigate before high season.

Paula: Investigate van pool- community run so we don't need to use hired staff, make it community run and bring gas to it- not sure about insurance.

Kim: I am going to say something unpopular, but we should consider how many people who have requested this service. So far it is 2 people who have requested it. You can drop off near Anthony's. If you have a lot of things, you drop off unload and then go park your car.

Eric: If we give it to the Vessel Committee, maybe they can do a survey to understand how many people would use it. It is a large expense if only a couple people would use it.

Barb Conwell A10: Concerned about leaving a vehicle parked in the Port of Everett parking lot. I have my vehicles broken into multiple times, catalytic converter stolen, vehicle stolen and truck canopy stolen. The Port of Everett does not have security.

Don: This should be discussed in the Committee.

Kurt Kassahn J19: We have had a car stolen there as well. One question- the Port said they would not accommodate due to space, I don't understand that. There is certainly enough space to make an accommodation at least in the wintertime.

Sharon Meadows A24: Everyone has a wish list of improvements or things that would be nice to have. The Finance Committee should be consulted to financials can be affected. Last time the country had a financial downturn the Island was impacted, as people stopped paying assessments as they tightened their budgets. We need to make sure our finances are protected in the event of another downturn. Now is not the time for additional expenses. I do not remember seeing inflation in the budget when I looked at it. Need to be careful and conservative and consult the Finance Committee before we make a wish list of additional expenses.

Ray: Port of Everett had gone thru a process of reducing security. More recently, the security has been added back to the Port of Everett. We need to get information from them on how frequently they are patrolling the area in which the cars are parked. The City of Everett has ID process for catalytic converters. Vehicles can get a sticker in the window to show that the catalytic converter has an identification number on it, if it is stolen it can be traced back to the thief, which has helped to deter that some. It would be good to get that information from the Pot and share that back to the community it would be helpful.

Dan: I agree with Sharon, we need to monitor our expenses carefully. We did add inflation for fuel, but need to careful on our expenditure this year.

Kelly: Lots of great comments, all the comments had merit and merit consideration. We have also had family vehicles stolen from the Port of Everett. I have seen increased security presence in the parking lot recently, so concur with Ray. Concern of the logistics and expense of a shuttle. It is a long walk, so I get the concern, I have a bad knee, but not sure even I would use it. Like the idea of sending it to community for input.

Treasurer's Report for March 19, 2022

All payables are current and our reserves & operating income, as of February 28, 2022 are as follows:

Capital Reserve: \$457,773

Cash Reserve: \$258,416

Marina Reserve: \$120,322

RO Reserve: \$152,725

Operating Income: \$457,816

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

Respectfully,
Don Stark
HICA Treasurer

Don: Time to be very cautious with our finances. Recently added 3 community members to the community. Alan Dashen is Chair. Request Alan put together subcommittee to take this point up to validate what could be impacted by inflation. Conflict in the world, increased interest rate and impact to the economy.

Kim: Inflation, gas increased barge run costs by \$700.00.

Alan Dashen: I will follow up. Will talk with several Finance Committee members now, then have a full Finance Committee and then report back to the Board.

Committee Reports:

ACC Report- Sandy Bettencourt, Committee Chair

Thank you for reinstating meetings at the Yacht Club, it is nice to be in person.

I am here representing the Architectural Control Committee as it's Chair.

I am bringing forward the ACC recommendation is to fill 2 vacancies for ACC Community members. According to the Board of Trustees and ACC resolution, approved in 2022, the ACC has expanded it's membership to 7 members. The membership includes 2 voting members, and 5 community members. The ACC now has 2 vacancies for community members. Following a recruitment period, the ACC interviewed 5 community members all in good standing. I really appreciate all the

candidate's willingness to step forward for consideration to serve on the ACC. We were pleased with the response and have two candidates I would like to bring forward at today's meeting. Our two candidates are Keith Litchfield and Dianna Bonn. Interview committee consisted of Ray Stephanson- Board member, Sandy Bettencourt- ACC Chair, Bill Townsend- ACC Secretary, Tom O'Day community member. Eric Smith Board member was unavailable due to conflicts.

The two candidates have the full support of the ACC interview panel. The candidate's application has been provided.

Keith Litchfield (M52) has extensive experience with land use and development work. He is adept at reviewing technical reports and information which will really benefit the committee. He is well aware of most development issues that we are experiencing. He wants to work on educating owners as part of his roll as a future ACC member. Keith will be an excellent candidate if approved by the Board.

The other candidate who we are recommending today is Dianna Bonn (B4). Dianna is newer to the island as a homeowner, however has owned property on the island since 2017. Dianna is a certified Realtor Appraiser for over 20 years. While Dianna will need training in some areas, the interviewers were impressed she is interested in the roll of the ACC, and was vocal about her interest of giving back to the community. We like her refreshing approach to land use issues and her willingness to learn if approved by the Board.

The ACC is asking the Board of Trustees to approve our two recommendations for appointment today.

Paula: Do we have a motion to approve the two persons recommended by the ACC?

Don: So moved.

Eric: Second.

Discussion: none

All in favor:

Paula Bafaro- Yes

Dan Jensen- Yes

Don Stark- Yes

Kelly Dukes- Yes

Erik Smith- Yes

Aimee Chambers- Yes

Ray Stephanson- Yes

Paula: It vote is unanimous. Thank you for your hard work.

Ray: Madam President-Wanted to thank you all 5 candidates for stepping forward. All candidates were strong and we had a robust discussion. I want to thank the ACC Committee, they spent a number of hours this past week interviewing candidates. In particular a special thanks to Sandy who has done a lot of work with the interview questions.

Paula: It is so nice to see so many people stepping up to volunteer.

HICA Golf Committee Report- Bruce Kolpack Committee Chair
March 2022

Golf Course Cleanup

- Larry Bender will head up a community golf course cleanup, planned for the first weekend in April. A flyer will be sent out requesting volunteers.
- Professional tree trimming will be scheduled to occur just before the cleanup.

Fundraising

- Shanna Nelson will be heading up golf course fundraising activities. More details will be forthcoming.
- Funds are needed for gardens, landscaping and beautification (aka adopt-a-hole), and possible caddyshack expansion and improvement.

Disk Golf

- A survey for a new disc golf course layout will occur on March 26. Travis Steele will be bringing a disc golf expert to the island. Brad Tinius will be on hand to assist and advise.
- A proposed layout and detailed plans will follow.

USGA Rating

- Washington Golf, representing the USGA, has informed us that our USGA rating has expired. They prefer that courses get re-rated every 6-7 years. It's been 14 years since the Hat Island Golf Course was last rated.
- The cost of re-rated is \$1,500 plus expenses. It is tentatively scheduled for August 4. The Community will be invoiced after the rating process is completed.
- Three island realtors (Charlotte Maulsby, Kimla Weller, Paula Bafaro) have pledged \$200 each.
- The Golf Committee requests Board approval for the Community to cover the remaining costs of approximately \$1,000.
- Costs of new signage and scorecards, if needed, can be deferred to the 2023 budget.
- The Committee also requests that the Board keep this item in the long-term budget for every 7 years.

Paula: I don't think we can do that because we don't have it in the budget- Dan or Don?

Dan: Think we already said we think we can cover the balance as it is a small amount of money. We have realtors sponsoring part of the costs, the Finance Committee can approve small expenses. Larger expenses or if we run into cost overruns we would have to go to a vote of the community.

Kim: They would like to renew the USGA rating every 8 years. Dan has been working with the Finance Committee on a 5-year outlook. Kim has put this on her spreadsheet to make sure that when turnover happens on the island we don't lose sight of expenses like these.

Paula: We are USGA rated and not PGA rated because we do not have a golf pro.

Equipment and Vessel- Udo Gerz, Committee Chair
Vessel Committee Meeting 3/15/2022

Members:

Aimee Chambers, Board Rep
Absent -Greg Bonn

Kim Gleason, Island Manager
Udo Gerz, Chair

Gina Jamison
Craig Harris

Vessel report:

New Vessel aft doors are ordered and will be delivered by Brix soon; installed in Everett by Shane and Puget Sound Marine, open item.

Haul Out on 5. March for Bottom Cleaning and new Bottom Paint, completed.

The Vessel Committee is still looking for some more volunteers.

Ferry Survey:

For 60 % of the Community the ferry is the main means of transportation to the island.

Between 149 and 154 members answered the survey; very impressive.

The survey addressed 3 areas:

1.

Ferry schedule:

Overwhelmingly people are in favor to add a service day, but daily service was only supported by 37 %.

75 % were not happy with the current schedule and we will follow up on this with a questionnaire to the ferry riders on the ferry.

2. Six pack Cargo runs:

About 2/3 rd. of the survey takers were interested in cargo runs. The office together with the ferry Captain will schedule and plan in advance Cargo runs which are predictable for the community.

3.

Question # 8 asked, if people were interested in vessel excursions and wildlife observations. 56 % voted NO.

I think I did not word this question correctly.

In 2019 we did several day trips from Hat to Langley; these trips were well perceived, and I should have asked that question more specific to these trips; this will also be done in the questionnaire on the ferry.

Recommendation to the Board: Add a ferry day on Monday, duplicating the Thursday Ferry run, starting with the High season schedule and for High Season.

Mask Mandate:

Since the 12th of March 2022 WA State, including Snohomish County, lifted the Mask Mandate, except on public Transportation. We operate a private ferry and many people are questioning the still in place mask mandate. The Committee discussed and came to the following conclusion as a recommendation for the Board:

The Vessel committee recommends to the HICA Board to lift the mask mandate on the Community ferry and have the following signs posted: "Masks are recommended, but not mandated"

Comments:

Erik: Mask recommendation and remove mask mandate?

Udo: Mask Recommended but not madidate

Paula: Any other questions

Sandy Bettencourt J19: Does the Coast Guard or Federal Transportation madidate apply to our use of masks on the ferry?

Udo: The Coast Guard has oversite of the operation on the ferry and does not have oversite to masking. We are not controlled by the TSA. I researched and our ferry is different than Anderson Island and Guemes Island, not everyone can walk on, so we can make the rules. Some of the Ferry Committee members indicated they intend to continue wearing masks even if the mandate is lifted.

Kim: Coast Guard rescinded mask requirements last April. Reminder that there is now a new variant going around, it will be up to owners to be careful.

Ray: Moves to discussion

Kelly: Seconds

Ray: We are close to finalizing negotiation with Snohomish Co, may be better to delay

Erik: When do you think that will be Ray.

Ray: Proposals awarded end of April- ~45 days from decision.

Erik: Supports removing the masks for now and revisit with changes. Recommend to follow Snohomish Co recommendations. Continue to follow Snohomish Co guidelines.

Kim: Snohomish Co requires masks on public transportation.

Erik: Correct, and we are not public transportation.

Aimee: I agree with Erik

Don: We are placing people in small spaces. We are placing people in close environment. This time of year we can't open the doors. Maybe we are moving too quickly. Rays' recommendation to delay may make more sense and wait to for May June when we can open windows to ensure better airflow.

Dan: Suggest that our ferry is similar in size and occupants to a restaurant. Masks are not required to enter a restaurant now. I understand Ray's comments and support Eric's comments that we lift it for now and reinstall it again if the ferry becomes a public transportation vessel.

Paula: People who ride the ferry may not have another way to get to their property. People who go to a restaurant can make a discission to go or not. I like the idea of erring on the side of caution and waiting another 30 days.

Aimee: I think we should lift the mask mandate and let people make their decisions wear one or not.

Kim: Called for vote on the Vessel committee recommends to the HICA Board to lift the mask mandate on the Community ferry and have the following signs posted: "Masks are recommended, but not mandated"

Vote:

Paula:	no
Aimee:	yes
Erik:	yes
Dan:	yes
Don:	no
Ray:	no
Kelly:	yes

Paula: Motion passes- masks are recommended but not mandated. We will revisit it again late if needed.

Paula: Adding a Monday run on the ferry, are we ready to vote? I hear it is already in the 2022 budget.

Dan: No, we are not ready to vote. This needs to go to the Finance Committee for review.

Paula: Comment to consider. If we add a Monday run, I suggest that we consider an earlier run (7am) to allow people who need to return for work an earlier run.

Finance- None at this time
Governance- None at this time
Long Range Planning- None at this time
Marina- None at this time
Social- None at this time
Nature Conservancy- None at this time
Parks and Recreation- None at this time
Safety- None at this time
Technology- None at this time

Water- Erik Smith

Water Update 3-15-22

Water produced in Feb:

Feb and YTD totals

Feb 273,790 gals
TYD 572,745 gals

RO
Feb 40,560
YTD 223,060

Totals
Feb 314,350
YTD 795,805

During Feb the Wells performed as expected and the RO production was down but not needed.

The production from this period was 23% more than Feb of last year. We were still catching up from the leak in late Jan. The water mix was 87% wells and 13% RO.

The YTD produced is 41% more, due to the leak, than the last 2 years avg of their YTD amount.

Looking ahead to March we will be getting the non-potable line fixed and going along with getting the South Marina water lines repaired.

Kim: They just fixed the N. Marina water line last month. We also had a huge leak in Div H. This had leaked before, and the solution had been to wrap it and use zip ties, so it had not held. This has now been fixed properly.

Kim:

The next report is the Hat Island Water User Fees and Schedule that the Board asked to be revised and we have done so.

- 1) A water hook up fee of \$5,000 is required to connect the residential water service piping to the island domestic water supply system. The water has a fee installed only after 1) Payment and hook up fee and 2) an approved house construction or wall construction has began. The ACC (ie. Architechural Control Committee) and island management recognizes that there are circumstances when a water service to a property may be necessary to facilitate the production of concrete and for safety reasons. If requested and on a case by case basis the ACC in conjunction with the Island Manager will evaluate requests for an early water hook up and may provide a water meter prior to the start of foundation construction.
- 2) The water meter kit; which includes the water meter box, lid and shut off valve are includes in the hook up fee.
- 3) If the water meter box needs to be replaced the cost to the homeowner is \$450.00 which includes materials and labor.
- 4) If the water box lid needs to be replaced the cost to the homeowner is \$175.00 which includes materials and labor.

- 5) Water meter accessibility: It is the homeowners' responsibility to ensure that the water meter is accessible (ie readable). Shrubs, briars, tall grasses etc. should be trimmed to ensure our volunteer water meter readers to have access from the road.
- 6) If a water meter is not accessible, the homeowner will be billed a \$10.00 minimum and informed in their water bill that they need to provide clear access to the meter and to clean up the area prior to the next reading.
- 7) If the water meter is not accessible a second time the homeowner will be billed \$200.00 which is the maximum amount of the lower tier regardless of the actual amount of water usage. The homeowner will be reminded again to clean up around the water meter to facilitate access to the meter.
- 8) If the meter is not accessible a third time the homeowner will be billed \$400.00 which is 80% of the second-tier amount regardless of actual water usage. The water billing will continue at \$400.00 until such time that access to that meter is provided.
- 9) The following 90 days after the third time the water meter is inaccessible the water will be turned off and lock the meter due to lack of payment and or lack of accessibility. Once a bill is fully paid there will be a \$50.00 unlock fee to turn the water back on.
- 10) Homeowner efforts to conserve water are encouraged. Please see handout "A few Ways & Reminders on Conserving Water" see the office for handouts

Water rates

Min water usage fee 435 gal \$10.00
Up to 8,000 gals, .023 cents
8,001-14,000 gal is .035 cents
14,001 gal and up is .05 cents

Kim: We request the Board approve the Hat Island Water User Fees and Schedule as presented.

Paula: I thought we had already discussed this.

Kim: Yes, we had discussed it but the Board asked for it to be made more clear.

Paula: May I have a motion to discuss.

Ray: So moved.

Aimee: Second.

Paula: Any discussion?

Conversation: The \$10.00 fee is new? It is a minimum water usage fee.

Paula: Calls for a vote

Vote:

Paula: yes

Aimee: yes

Erik: yes
Dan: yes
Don: yes
Ray: yes
Kelly: yes

Paula: All approved- motion passes.

Discussion: Larger screen for the room donated by Lori Christopher donated but need to make sure it is ok with the Yacht Club to bring it here.

Barb Conwell A10: update on the PUD cable?

Paula: We have a meeting with the PUD on March 31st.

Paula: It is 11:45am, motion to adjourn into Executive session (take a 10 minute break) we will return into open session and make announcements if there are any to make.

12:32 PM

Return to regular session

Paula: Returning from Executive session we have nothing to report.
Can I have a motion to adjourn.

Ray: So moved.

Aimee: seconds.

Motion to adjourn

Ray motions

Don seconds

No discussion

All in favor

Vote

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- meeting is adjourned

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.