

Agenda

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

Saturday, April 16, 2022

10:30am via ZOOM

Attendees:

Paula Bafaro- President	Virtual
Dan Jensen- VP	Virtual
Don Stark- Treasure	Virtual
Kelly Dukes- Secretary	Virtual
Erik Smith- Trustee	Virtual
Aimee Chambers- Trustee	Absent (on a flight)
Ray Stephanson – Trustee	Virtual
Kim Gleason- Island Manager	Virtual

Paula called the meeting to order at 10:30am

Agenda:

Call the meeting to order
Approval of minutes from February 19, 2022, March 3, 2022, March 19, 2022
Community input (please limit your comments to three minutes or less)
Presidents Report
Legal Report
Island Managers Report
Treasures Report
Committee Reports

Paula Call to order 10:30am

First order of business is to approve the minutes from February 19, 2022, March 3, 2022 and March 19, 2022.

Don: move to approve
Eric: second

Vote:

Paula Bafaro- President	Yes
Dan Jensen- VP	Yes
Don Stark- Treasure	Yes

Kelly Dukes- Secretary	Yes
Erik Smith- Trustee	Yes
Aimee Chambers- Trustee	Absent (on a flight)
Ray Stephanson – Trustee	Yes

Community Input:

Kim: I am reading this on behalf of an owner in Division J

We need to have passes granted for legally handicapped residents of Hat Island to park as close as possible to the ferry so we can access our homes on Hat Island. ADA signs posted in lot 8 are useless for homeowners who can barely walk, to get from lot 8 to Anthony's and then to the ferry. This needs to be addressed immediately. We are upstanding tax paying citizens of Snohomish County and faithful assessment payers and citizens of The Hat Island Community. Legally handicapped residents deserve by federal and state law, the right to use the closest possible access to and from the POE parking area to Hat Island Ferry to gain access to our residence on the island. Lack of accommodating parking has seriously prohibited access to our home and caused us enormous emotional stress. We have invested our entire life dreams and savings to build and maintain our home on Hat Island. We cannot be discriminated against because of stage 4 cancer diagnosis or severe heart disease etc. We have reached out to the island office many times in the past several years and we were told that the POE "calls the shots". The POE marina office had been accommodating until their recent turn over to LAZ Parking Company. I contacted LAZ parking and was told we have no choice but to park in lot 8. I also contacted Laura Gurley, the ADA coordinator for Port of Everett, and requested accommodation for Hat Island handicapped residents, her phone # 424-388-0720. She advised I contact Kim Gleason in the Hat Island office, which I did. I want to know the status of arrangements for handicapped Hat Island residents to be granted reasonable and fair parking accommodations so we can finally live in our homes on Hat Island.

Discussion:

Kim: I did contact Laura Gurley with the Port. The Port of Everett (PoE) is trying to make this an island issue, and I don't think this is an island issue. The PoE has limited parking. Laura, she did not seem to be aware that the PoE has 2 handicapped parking spots for PoE staff close to Anthony's. She was surprised that PoE has 2 handicapped spots for staff, but no handicapped parking for Hat Island residence. Kim went on to explain to Laura that this is your property, I cannot dictate to you where your handicapped spots are. This is not the first time this issue has come up. The PoE keeps trying to make this a problem that I solve for them, which I can't. If I could, I would say put some handicapped parking spots up front for handicapped Hat Island residence. This is not the first time we have discussed this. Owners have been talking to the PoE for some time. The PoE has offered to give us a spot for Hat Island to buy a vehicle and then shuttle residence back and forth which we discussed in the past month or so. Laura and I have been exchanging phone messages over the past week following our

conversation and she advises that she needs to investigate further. We lease a limited number of parking spots from the PoE and we pay PoE taxes. The PoE acknowledges that we do pay Port taxes, but they did not feel that they could make any sort of accommodation.

Many residents are frustrated by this issue, we have an aging population. Best practice is to get dropped off at the entrance to Anthony's, perhaps we could help facilitate having someone who is going to ride the ferry to give them a ride to the front for drop off, I am trying to problem solve, but I cannot dictate to the PoE what they do with their parking spaces.

The handicap parking spots that they have allocated to Hat residents in lot 8 are still far away. We have residents who have offered to pay extra for closer parking the PoE will not consider it.

General discussion:

- The handicap spots that are closest have a 2-hour limit.
- It might make sense to find a spot that is as close as possible and pay the \$10 day fee to limit walking distance.
- Even handicapped parking spots that are for marina boaters is still a long walk.
- Uber may be an option.
- Residents have offered to pay a premium the PoE for a closer parking and it was declined.
- Best practice is to drop off cargo and passengers next to Anthony's, while driver parks and walk back- if possible.

Kim: While we are trying to problem solve, I don't think that will satisfy the concern of this owner. Hopefully the ADA coordinator at the PoE will find a solution. We will continue to work with the owner to problem solve.

Ray: ADA accessible vans is a free service available from the city of Everett. You just need to reserve it. I am willing to reach out to the Transit Director in Everett to see if this is a possible solution. The rule was not required to be a residence of the city of Everett, just that the rides were provided within the city limits. I will inquire if this is a possibility.

General discussion: Previously we discussed buying a van, but general consensus was concerns with liability, theft, cost and practicality.

Dan: I looked at the link that was provided in the chat
<https://www.ada.gov/cguide.htm#anchor62335>

Section 3 public accommodations: Discrimination, segregation, unequal treatment, this is a public area and access should be for all. To have the ADA parking for Hat Island back in lot 8 sounds like a violation.

Kim: This has been argued repeatedly with the Port Commissioner. Multiple residents have been in Port Commissioner meetings, and have spoken with Port CEO, Lisa Lefeber. I have placed this issue back with Laura Gurley this is a PoE issue. Hat Island does not have jurisdiction over PoE parking. Hat Island has the rights to lease a certain number of parking spaces from the PoE and that is it. Laura Gurly has agreed to look into this further.

Community input

A few thoughts and observations of recent events on or of concern to the island community.

1. The survey done by the Parks and Rec Community was valuable in finding out what and where and how people use our recreation spaces and what more they want.
2. As someone said "It give people an opportunity to voice their input". Also, a great guide in how to enhance and preserve our natural assets which brings me to The Nature Conservancy committee and their efforts to teach and preserve our natural resources. Last Wednesday, I watched a program on KTCS channel 9 called Forever Wild about the Telluride, Colorado community effort to save their valley from development and the fight that ensued with a less than forth coming developer. There is a lesson here for all of us, the sooner we act to preserve our precious resources the less it will cost in environmental damage and legal fees in the long run. There is an article in the Telluride Daily Planet dated Feb. 21, 2020 that is readily available. A must see or read if you are interested in preserving our open spaces into perpetuity.
3. The ferry and ridership: I see it would be beneficial for the community to open up the ferry to Commercial guests/renters who have a host and are renting property on the island as vacation rentals. Charge approximately double the owner rate. I am talking about the people who have no vested interest in the island. People who do not have family or friends here. Some owners rent for large family gatherings who have no room in their homes to accommodate all their guests, these are not COMMERCIAL RIDERS. As I see it already this year at one house there would have been 48 paying seats on the ferry @ \$20 per ride that is \$960.00 in lost revenue and we have 5 months to go and several properties with rentals. As I understand it this ferry was and is more economical and can easily make more runs. You talk of a Langley run and Right here NOW we have income lost. An advantage, we will see who is coming, the ferry crew will have their names and can size them up plus they are on camera I believe and there is often info about them from Airbnb and VRBO. Better than having people show up unannounced.
4. Dog Park: It seems we have many more dogs on the island and many are very active. We need a place that is a dog friendly dog only place for them to run with out injuring themselves or passersby. If fences are not allowed for whatever reasons and people have to way to restrain their animals then we need to provide safe and accessible places where they can play and be dogs. ALSO talk with Karl Bangerter who is available after each monthly fire drill for tips on dog training. How many people have been bitten or injured by dogs on the island? In conservation with people, only a small fraction of negative dog encounters are reported. I suggest a survey to determine our needs and validate the need for owner protection and dog training.

PRESIDENT'S REPORT

We expect starting next month we will be moving to in-person board meetings, but this weekend we had the majority of the board traveling or with plans for Easter. So Happy

Easter Weekend everyone! I wish you and your family all the joy as we transition to spring.

The Board met again with PUD representatives March 31 to discuss the placement of our underwater cable. The Port of Everett has committed to getting the memorandum of understanding to the port commission in June. This process isn't quick, but we are confident that we are moving in the right direction and expect the project to be completed and the cable to be in place by 2024.

I and others have had more frequent conversations with owners about businesses or potential businesses recently. We as a board, as an island, and with legal counsel, need to research this topic and make sure we are consistent with our rules and policies, and in line with the wishes of our community. Let's think about what we want Hat Island to look like moving forward. Some business may be necessary, such as construction, land clearing, fire department, maintenance, marina, and office. Other businesses are wished for by some, but not by others, such as a store, coffee shop, brewery, etc. I'll be reaching out to Don Stark and Dan Jensen, Board Chairs, and Kurt Kassahn, Community Chair of the Long Range Planning Committee, to survey the community and help develop an idea of what the island can and should allow in the future, while keeping in line with the wishes of our charter and of the community, and to Ray Stephanson, Board Chair and Karen Connors, Community Chair of the Governance Committee to start working on an interpretation of our legal documents in this regard. This is a very big and important topic and will need a lot of input from all of you, likely from our attorney, and possibly a vote when we get to that point in the process.

Thank you.

Paula Bafaro, President

Legal Report:

None this month

Island Manager's Report:

Times, they are a changing. The past few weekends have looked more like July than April for ferry riders and boat users. While it is our commitment to make it easy for owners to get to their Hat Island homes and property, we do have an obligation to do so in a cost-effective manner. Owners who are on the waiting list will be weighted as to whether or not they already have a seat on a scheduled run. If those on the waiting list don't have a seat and we have reached a threshold of 10 riders we will add a run.

Thanks to ALL who have paid their assessments in a timely manner. We brought in \$526, 763.27 in income for the first quarter. Please make sure if you aren't sure about if you are current in your assessments, you call the office to check. Late fees are assessed starting on the 15th of the first month following the due date and from the 10th every month after that.

BARGE and INFLATION

We have begun to feel the effects of rising gas prices on the island. The most recent hit has been to a fuel surcharge on the barge. After a discussion with the Finance Committee it has been recommended that the surcharge will need to be passed onto our owners, unfortunately. Starting with the May barge each owner will pay a 4% surcharge to their cost of the barge. As the cost of fuel goes down, so will this surcharge. We have received some good news for the island in that San Juan Enterprises, the barge company we use, has purchased an additional vessel and that vessel will be moored in Everett. This should save the island and our owners money down the line as we currently pay a mobilization fee when they come out of Anacortes.

GROWTH ON HAT ISLAND

Hat Island continues to add new owners and they are building or barging houses to the island. The ACC has currently approved **three owners** who will be having homes barged to the island. There are currently **four traditional builds** that have been approved as well. Growth has an effect on us all and managing the growth we are seeing is a top priority. At the 2019 Strategic Planning committee participants listed the ability to control as a strength and the possibility of unregulated growth as a threat. So, controlled growth is welcome and unregulated growth is unwelcome. The Long-Range Planning committee is working to come up with a plan to manage the growth and will be working hand in hand with the committees to make sure that all areas of the island are represented. They will then turn to the community at large for input so as we continue to grow, we do so responsibly with the big picture in mind. One item that I will ask them to consider is how to make moving houses less destructive to the island when they are moved on. We often see road damage and repair and my hope is that working closely with Nickel Brothers and putting in some guidelines we will make the process smoother for all islanders.

One question that I am often asked is how many water hookups do we have to distribute and that answer is we have a total available 461 water hooks up and we currently have used 284. This number includes water used in 2021 then Water Committee Chair for the community, Chuck Motson, did a house growth study and averaging a growth of 3.85 houses per year we would reach that number of hookups by the year 2067.

VISITOR PROTOCOLS

A friendly reminder that if you are having someone stay at your island home while you are gone, they must fill out the Visitor Protocol form. This gives us contact information for guests in case of an emergency and provides your guests with information about Hat Island rules and

regulations. This is for all guests including family members. If you have any questions about the Visitor Protocol don't hesitate to reach out to the Hat Island Office.

Community , Community, Community...

One of the great things that has happened with the growth is the involvement of the community in all kinds of activities. Come down to the commons on any given summer weekend and you will see the garden bustling with owners, owners sitting in the comfortable garden seating area enjoying the view and visiting and often community gatherings in the commons area. As you'll hear soon from the Parks and Rec committee a new playground is slated to be built in this area. That brings us to campers. Hat Island's CCRs do not allow owners to camp on their lots, so the community has always made the commons area available for owners to camp and use the island. I recently asked the Parks and Rec committee to look at how we can continue to support owners camping yet keep the community gathering area open for events and summer activities. At their most recent meeting they came up with having the campers set up further south of the commons area and have room for 4 different camping groups. I will be taking their recommendations and putting together camping guidelines for the board to consider at the May board meeting. I will also be reaching out to the safety committee to see if they have any input for the board as well.

FREE COVID TESTS IN THE HAT ISLAND OFFICE

We have received a donation of 50 free COVID tests in the Hat Island Office for owners. Feeling ill? Be safe and grab a test. Thank you to the Everett Public Library and John Gray for the donations.

Last but not least....

Next time you are on island make sure to check out the new walkway near the Harbor Master Shack. This is the start of the Marina Park improvement plan that will be done in stages over the next year or so. This section, done by island staff, is a much-needed fix to a drainage and safety issue for owners who need to load and unload from the Rabbit Transit. We have had an owner who has volunteered to do other sections of the project for the community and will be accepting donations to move the project along.

Kim: Donations for the Marina Park improvements are coming in and can be made at the office. Eventually the entire walkway along the marina will have tile pavers and landscaping improvements.

Treasurer's Report:

All payables are current and our reserves & operating income, as of March 31st are as follows:

Capital Reserve: \$446,546.28
Cash Reserve: \$258,429.58
Marina Reserve: \$114,420.23
RO Reserve: \$152,732.34
Operating Income: \$503,273.62

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

Respectfully,
Don Stark
HICA Treasurer

Don: Reverses are in good shape.
Kim and I have gone through the budget and reviewed assumptions on inflation – we did not find anything alarming. User fee items like Golf and Marina are as expected. Nothing extraordinary other than things directly effected by fuel. The Board took action to raise the ferry rates (surcharge) due to increased fuel costs. We will keep an eye on fuel costs and adjust as necessary in the event fuel cost reduce.

Committee Reports:

ACC Committee Report: None at this time
Vessel Committee Report: None at this time

Finance Committee Report:

Alan Dashen, Committee Chair

One of the things the committee has done is to compare the budget to each quarter. For 1Q2022. Kim can you talk about that briefly?

Kim: Sure, 1Q22 everything is in line. We have compared our budget to last year and we are aligned. We validated that many owners chose to pay for annual expenses such as Marina and Golf in December 2021. When you take those payments into account we are on target.

Alen Dash – Golf is rated by the US Golf Associated. We pay an annual fee to keep that rating which is about \$100.00 year.

Dan: It is \$1500.00 for 10 years. It was outside of our budget as it does not come up that often. The Gold Committee solicited the relators on the island and they donated a total of \$600.00. Three island realtors (Charlotte Maulsby, Kimla Weller, Paula Bafaro) have pledged \$200 each. That leaves \$900.00 short, I would recommend that we cover the 900.00 out of the reserve funds and amortize it over 10 years.

Paula: I support that approach

Kelly: I support as well

Discussion: A vote is not required as the expense is so small (less than 100.00 a year amortized over 10 years.

Alan: Surcharge on the barge. 4% increase to cover fuel costs.

Kim: It is the reality we are looking at with increased/ inflation we are facing. We will reevaluate our fees if we can reduce the fees.

Dan: Like the gas station. It is a usage fee based on per usage.

Alan: One more topic Monday morning Ferry Run. Dan or Kim ran numbers to see how many passengers needed to cover our costs. I think we will have a Monday ferry run eventually, whether it is now or a few years from now. Starting off now on high season is a good approach.

Dan: If we average 10 passengers a run we break even on fuel and manpower. Single run over in back in June and go to a second run in July. Observe the popularity- watch costs and shifts of the other runs.

Dan: Motion to start a Monday run starting in June and that we monitor the success.

Ray: Second that motion

Erik: Plan is to review and then determine if we want to continue?

Dan: Expect to review and monitor, discuss plan going forward over the new few months.

Kim: The Monday run is as a result of a survey that the committee requested.

Don: It is possible that the addition of the Monday runs can help alleviate additional runs on other days. Intention to monitor and discuss at the June Board meeting

Discussion: Carefully monitor into the fall, and so long as ridership supports evaluate month to month.

Discussion: one run, there and back, leaving from Everett.

Board started to vote: with support from the Board.

Question in chat: schedule clarification

Kim: just like Thursday over and back, over and back

Discussion: One round trip vs 2 round trips? Need 10 riders per trip to break even. Trial/test. Review at June Board meeting.

Kurt Kassahn: The purpose of this is to provide people on the island to have access to get on and off the island Monday morning and afternoon 4 runs a day.

Kelly: I agree, it is two round trips. With hybrid work environment most people who traditionally worked in the office Monday through Friday can now work remotely. They can work from Hat Monday morning and return Monday afternoon. Conversely, there are permanent residence who will use the proposed Monday runs to go to Dr appointments and come back. I believe this will be utilized by part time and full time residence and should mirror the Thursday run. I saw John Grays comments in the chat and believe I am echoing his thoughts as well.

Dan: If is a pilot, if we want to do over and back and over and back, I am ok with that and we will monitor the success and review at June Board meeting.

Discussion: We need to clarify our vote

Kim: The staffing will not cost us that much it is just a couple hours for a deck hand as Shane is salary. I think we should go ahead and try it and evaluate at the June Board meeting.

Ray: A number of people in the chat that live on the island full time are requesting that the pilot mirror Thursday, over and bac twice.

Dan: I will amend the motion to start the trial in June with a schedule similar to Thursday and to be reviewed again at the June Board meeting.

Ray: I will second the motion

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 (proxy vote given to Paula)
Ray Stephanson – Trustee	Yes

Don: do we really have proxy?

Paula: we have done this before and I have Amy's written vote

Discussion: General concurrence that we have done this, but that if it was a tie vote we would have to make a ruling- TBD.

Alan: Request that we broadly advertise and notify residence of the Monday runs

Erik: Need to update our reservation system

Kim: I do that

Alan: Other Finance Committee issues in Executive Session

Erik: Are our interest rates fixed?

Alan: Heritage bank- fixed rate

Erik: Just wanted to validate fixed rate

Alen: It is

HICA Golf Committee Report- Bruce Kolpack Committee Chair

- Tree trimming and golf course clean up
- The golf course tree trimming and clean up was a great 4-day event
- Efforts started on Wednesday, April 6th, with the arrival of a crew from Specialty Tree Services
- Several volunteers were on hand to spot the tree climbers and begin the cutting and cleanup
- 33 trees were limbed and additional 2 diseased trees were felled
- All of the trimming was completed in one day instead of the estimated two days, saving the community \$1,300
- Thursday and Friday, a multitude of volunteers showed up with chainsaws and other needed equipment to prepare the branches for processing
- The community woodchipper was invaluable- wood chips are available free of charge by contacting the office
- Thanks to Shawn Potter for donating the use of hiss dump truck for transporting the wood chips to various sites
- Saturday the 9th was a huge success with a cleanup force of about 20 men and woman; thanks to all who lended a hand, too many to mention

- The productive day ended with a delicious lunch prepared by Barry Guimond and Shanna Nelson
- Special thanks to the Greenskeeper Brad Tinius for his hard work and guidance, Travis Steele and his crew of young bucks, and Larry Bender for organizing and running then whole operation

Disc Golf

- A 18 basket disc golf layout has been roughed out
- Detailed drawings are in work
- Once the final layout is approved, the baskets will be purchased along with 10 sets of loaner disks kits
- Proposed pricing: \$5.00 per days, free for those under 12 years old
- Other things to be worked out
 - Payment methods
 - Annual passes
 - Coupon books
 - Scorecards
 - Signage
 - Loaner disc storage and sign out
 - Ball golfer interaction (priority, safety, play-through)

Adopt -a Hole Volunteers

The following folks have volunteers their time and out of pocket material expenses for the beautification of the golf course

- Caddy Shack- Kelly and Cary Dukes
- Hole 1- Cathy and Jake Mitchell
- Hole 2 - Tree sands- Jan and Dave Niegel
- Hole 2 Fairway Left Side- Harmons and Spagnolis
- Hole 3 Larry and Linda Bender, Dane Rike and Jennifer Vierling
- Hole 4 Tree stand – Jerry Near
- Hole 4 Greenside- Travis and Amy Steele
- Hole 5 Rachel and Shawn Potter
- Hole 6 Janita and Jon Thurman
- Hole 7 Les and Shirley Allen
- Hole 8 Shanna Nelson and Barry Guimond
- Hole 9 Rands, Younce, Pettersen
- Restrooms Area- Dave and Joan Andrew

General: Great job- lots of great things going on!

Dan: Daily pass competing with golfers on the same course

Bruce: Disk golf works in harmony with traditional golf

Nature Conservancy

Laurie Gray co chair with Steve Jefferies

The Nature Conservancy committee is busy planning educational activities for the busy high season. April is Earth month and a time to welcome our whales back. We have invited Alex Pavlinovic to share with us the latest information about the gray whales that feed right off our shores as well as other marine mammals. He will be speaking on **Sunday, April 24, 2022, at 1:00 pm at the Fire Station.** We will have activities for

kids, a gift basket, and refreshments. Plus we will Zoom the presentation so all islanders can learn about these amazing mammals! We are coordinating with the Langley Whale Center to make the weekend April 23-24 a truly Welcome the Whales event.

We also have five low tide beach walks planned for this summer. Invite your family and friends to join us!

- May 15, 2022 Sunday @ 10:30 am
- June 15, 2022 Wednesday @11 am, lowest tide of the year, -4.3
- June 26, 2022 Sunday @ 10:00 am
- July 16, 2022 Saturday @1:00 pm
- August 13, 2022 Saturday @11 am

The committee is also researching portions of the Development Plan for the Long Range Planning Committee and will make our suggestions and recommendations by the end of April to them.

Thank you for your continual support of protecting the beautiful natural resources of Hat Island.

Paula: The low tide beach walks are wonderful, I learned a lot. If you have not had a chance to join yet- I highly recommend attending one.

Social Committee **Lori Christopher**

Nothing formal to present but lots going on:

Several live bands this summer
Cook offs
Kite festival on Memorial Day Monday

The Garden Committee has submitted request to ACC for perimeter fencing around the garden. Several very determined bunnies jumped up into the boats and ate the veggies. Raising boats higher makes them unstable. Attempted moving the offensive parties, but did not seem to make a difference.

The ACC has approved the perimeter fencing and has passed this to the Board for approval. Request that the Board approval the perimeter fencing proposal for the garden.

Paula: The entire expense which is \$2,500 will be paid by the funds already raised by the volunteer garden.

Ray: Motions
Kelly: Seconds

Erik: Is the fencing bunny proof?

Lori: Yes, there is mesh that runs under the fence to keep them from digging under.

Vote:

Paula Bafaro- President	Yes
Dan Jensen- VP	Yes
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Erik Smith- Trustee	Yes
Aimee Chambers- Trustee	N/A (on travel and no proxy)
Ray Stephanson – Trustee	Yes

Paula: It passes

Lori: Thank you to Chuck Bright for transporting the lumber over for us

Lori: more events, look for fliers, new wines- lots of fun- more to come!

Parks and Recreation: Janita Jones

No formal report

Coordinating with other committees

Looking at resurfacing surfaces at locations is high on the list.

Goal to make surfaces save and allow multiuse such as pickleball.

Board to approve placement of the pirate play ship

Raised funds and would like the Board to allow access to the funds. We have a builder and a potential location in the commons. We are looking to place the materials on the barge runs. Hoping to get started in May.

Discuss location of the potential plat area of play space. Christine, John Gray and JJ and Kim reviewed.

JJ: Google maps sky view so you can see the property lines

JJ: John Gray mapped out the lot area to ensure we have enough space and the space is level.

Paula: remember we promised to survey the community on the location. Where would you like the playground. Conwell park- landslides and off limit to development. KA marshland and lots of extra to prepare, and Pavilion/Commons

Dan: Conwell Park is off limits due to commitments- ok with survey

Kim: I will do a survey support commons area easy to do

Ray: Will this effect campers in the Commons

Kim: This area has changed, busy all the time. We have always allowed owners to camp. Working with multiple people and looking to put together a plan.

Dan: Thank you Juanita

Ray Will this built be built by volunteers?

JJ: We planned to use a contractor to oversee the build- included in the fundraising- organized effort with volunteers

Kim: Bid process if we are using contractors- will work with Juanita on this

Juanita: What is or next steps to proceed?

Paula: Need the response for the survey

Erik: The procedure is that the ACC has to approved the structure then the Board approves

Discussion: all support getting Don:

Erik: I make a motion for the Board to approve the play structure as presented

Don: Seconds

Vote:

Paula Bafaro- President	Yes
Dan Jensen- VP	Yes
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Erik Smith- Trustee	Yes
Aimee Chambers- Trustee	N/A (on travel and no proxy)
Ray Stephanson – Trustee	Yes

Kim: Janita, I will coordinate with you on proceeding on next steps

General: Great job!

Marina- no reports

Water Committee Report Update 4-12-22

Water produced in Mar:

	Mar	YTD
Wells	343,195	915,940
RO	40,040	263,100
Totals	383,235	1,179,040

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

The production from this period was 24% more than Feb of last year. The water mix was 89% wells and 11% RO.

The YTD produced is 36% more, due to the leak, than the last 2 years avg of their YTD amount.

The non-potable water is repaired and back on. Also the leak on the south Marina is partially repaired and water is on to first hose bibs and standpipe.

Paula: It is 11:50am, seeking a 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.

Motion to move into executive session to discuss legal and personnel matters

Don: Motion

Ray: seconds

Any discussion- None

Vote

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

Moved to executive session

1:05 pm

Paula: Returning to open session

Dan: Motions to provide a 3% increase cost of living adjustment (COLA) for all employees effective July 2022.

Don: Second

Any discussion- None

Vote

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

Paula: Can I have a motion to adjourn

Ray: Motions

Dan: Seconds

Any discussion- None

Vote

Paula Bafaro- President	Yes
Dan Jensen- VP	Yes
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Erik Smith- Trustee	Yes
Aimee Chambers- Trustee	Absent (on a flight)

Ray Stephanson – Trustee Yes

Motion passes- meeting is adjourned at 1:07pm

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.