

Agenda

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

Saturday, May 21, 2022

10:30am via ZOOM

Attendees:

Paula Bafaro- President	Virtual
Dan Jensen- VP	In person
Don Stark- Treasure	Virtual
Kelly Dukes- Secretary	in person
Erik Smith- Trustee	Absent (sick)
Aimee Chambers- Trustee	In person
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 Draft Minutes for April 20, 2022
- Community Input (please limit your comments to three minutes or less).
- President's Report
- Legal Report
- Island Managers Report
- Treasurer's Report
- Committee Reports

Call the meeting to order 10:30 am
Approval of minutes from April 20, 2022.

Dan approved
Ray Second

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

Meeting minutes approved

Community input (please limit your comments to three minutes or less)

I would like to remind everyone that we are about to begin a trial Monday run. This will give us all an opportunity to utilize a day, besides Thursday's to not only shop, but more importantly to be able to have doctors, dental, hair and other appointments. It will also be an opportunity for a longer weekend stay on Hat for those who can only come weekends. If you own a boat, there may be times you can't use it. Repairs, weather, illness and so on.

This run will benefit everyone on the island, so let's please support it!

Thank you,

Barb Gerz M-15

Kim: New Monday trial runs starts Monday June 6.

Sandy Bettencourt J-19

Dear Board of Trustees

Before considering the latest recommendation of placing the "pirate ship" play structure at the Commons, I would like to know what has been done to evaluate the current swing/climbing structure in its current north marina location. This structure is rotting in places and the slide is rusted. I do not think I heard the committee's reasoning of why it needs to be at the Commons vs replacing the other structure. The only thing I heard was there was concern for upsetting the owners who originally built the old play structure. Even if the community felt it was justified to have two play areas for young children, is this existing play structure a safe and high-quality structure that we choose to keep? Please ask yourself before you consider approval, how is the existing play area is used on a year-round basis. For those of us here on a year-round basis, we do not see too many kids at the current location other than summer weekends (mostly holiday weekends). Not that it does not happen on occasion or lessens the need for a children's play structure, I just ask the Board, is the need so great versus other community member uses/interests for the placement of two (younger aged) children's play structures? I believe it is time to remove the north end play structure and place the proposed pirate ship there. Not having the specs for the size of this structure, could there be room to also install a smaller swing set there? Restrooms and shade were also noted as a problem in the existing area. I think most owners favor the idea of a small restroom at the north end of the marina and hopefully placing a seasonal toilet there (if possible) until one can be built would be great addition. If you choose the Commons location, I would suggest to the planning teams to not use the commons area picnic shelter as the sole means of shade options for people watching their children. This conflicts with groups wishing to use the commons for group picnics and other rental events. There should be a separate seating location for that purpose.

I was disappointed with the survey/vote that was sent out after the last meeting. It felt very slanted to one choice without the benefit of a better developed site plan to view and vote on. I believe our community and the committees deserve a better planning process than what we currently have. People need to see how any improvement interacts/impacts with other uses at that location. Selection and placement of new amenities should be in conjunction with a good public process and professional master plan.

I would ask the Board, Island Management, Recreation Committee and Long-Range planning committee to look at the current uses of the Commons. It may be hard to remember since COVID has cancelled many of our larger events over the past 2 years, but if you can recall, there is barely any room at the site for our larger community events. The commons shelter could really be expanded to include more sheltered picnic seating, an area for bands/presentations/programs etc. and a good location to add large group use BBQs (including a storage area for them in the winter months). In addition, since there is no camping on undeveloped lots, we do need a better-defined camping area with associated amenities (if required). A better master planned picture of this site is needed before we plunk something down to possibly prevent offending some owners. Cramming too many uses in one area may unintentionally lessen the enjoyment of the other developed amenities at the Commons. We are grateful for the volunteer efforts and financial contributions that built the original play structure; however, the Board and management must be the ones to determine when a structure is added or taken down due to age, use, and safety priorities. This is done with a good planning process and amenity replacement program.

You can bet kids will gather at the new structure, regardless where it is located! Like other owners, I appreciate the efforts that the recreation committee has undertaken to bring a new play structure to Hat Island. Board, thank you for your consideration.

Sincerely, Sandy Bettencourt J-19

Dear Hat Island Office Staff,

My grandparents, Peter and Alice Helmcke, bought lot I-8 in the 1950s. We're the ones with the trail going down from the bluff to the beach. When the tide is higher than 8 feet, our trail is the only way to reach the cabins in Division I without a boat (or getting really wet).

Our cabin is not part of the Hat Island Community Association, but I would like to find a way to be able to use the Hat Island Ferry. Would it be possible for me to pay the \$1200 annual user fee, like a long term renter does, and get a login/password for Bookeo? I am hopeful that we can work out some sort of arrangement that would be mutually beneficial.

Sincerely,

Jill Owen

Don: Question- do we allow people to join the community as latecomers and is there a fee for that? And understand some people are able to pay if they are on long term rental agreements- how do we make this fair for some people who do not want to be on the water system but still want to join the community.

Kim: Yes, if you are a lot owner that is not currently a member of the Association you can pay a \$5,000 fee to join. You email a form to the Board of trustees. We have had 2 owners in the past 2 years who have chosen to do that . You are correct we had had long term renters who have paid a usage fee, but they are under owner who is paying the assessments to the island and I responsible for their renter as well. There is an option to join the community for \$5,000. That does not mean that she has to have water to her house. She could pay an undeveloped lot assessment fee of \$1,200 a year.

Don: So this lot is undeveloped lot but it has a cabin on the lot, but does not have a water hook up. It is not part of the community. She would need to pay \$5,000 to join the community and then she would need to decide if she wanted water or not.

Kim: Correct, if she determined that she wanted to get water, there would be another \$5,000 for a water hook up fee. When the island was first developed, the south end of the island Div X, W, V, U, S, T, I, called the Everett view tracks. They were here before the community formed. In the 1980's they were given the opportunity to opportunity to join. Most elected to join, but several did not, both on the beach and above. This owner did not join in the 1980's.

Discussion: \$10,000 is a lot of money, have we offered to finance this for owners if that is a burden? No we have not done that previously. The owner is not the sole owner of the property. Both owners are responsible for the assement. Refer to the finance committee.

Kim: it is not advisable to sell memberships , we have never done that before and it would set a president that could get really messy. The \$5,000 fee used to be more. Several years ago it was closer to \$8,000 -\$9,000 until the Board changed it. Every Special assessment, Marina expansion, RO etc.

Discussion: Refer to Finance Committee if we will consider financing.

President's report:

Paula Bafaro

We are almost halfway through 2022 and it's a good time to pause and look around. Hat Island has had a lot of growth and changes in the past two years. The

pandemic has brought many new owners, both full time and part time, who come with new ambitions and ideas. Homes are being built and barged and remodeled. We appreciate our Long Range Planning Committee, for looking ahead to the future, while keeping us in line with the mission statement of the island, as we continue to grow. The Long Range Planning Committee will be sending out a robust survey in the not too far future, so that your voices will be heard. Start thinking about what you envision, and what you wish Hat Island to be in five, ten, or twenty years.

I will be in this position for just three or so more months. I hope that if there is something you would like me to touch on, you would let me know for upcoming meetings

Legal Report

No Legal report

Island Managers Report

Happy last weekend of low season.

We hope you will all be able to join us this afternoon at the Common's Pavilion as we celebrate the retirement of Barb Conwell. Barb has been a valued employee, friend and neighbor on Hat Island to all of us. If we did a survey of island residents (because that's what we do on Hat Island ☺) I am sure that 95% of the owners will say Barb is the first staff member and islander they remember when they first came to the island. Friendly, knowledgeable with an eye on the marina at all times, Barb has protected owners from random looky loos and potential intruders to the island. Her vantage point from her home had her on unofficial duty 24 hours a day and not only has she protected the island but she has saved lives, specifically two winters ago on a cold night when she heard the cry from an owner who had fallen in the cold waters of the marina. Now it's time for her to step back, clean out her green house and reconnect as just a neighbor and friend. Please join us at 3pm today to honor her years of dedication. Sweet treats, coffee and lemonade provided. Byob if that is your desire.

- Playscape Policy
- Fundraising Policy
- Move In Policy

Playscape Policy:

Where to place it, owner had a great idea for a new playscape. New and old owners fundraising for the new structure. Multiple locations considered and ruled out. Survey want it near the commons, but not blocking the view. Researched a location – places it behind the commons, near the restrooms, doesn't blocked the view. Survey received 162 responses, 82.1% yes, near commons 8.5% near Yacht Club, tennis courts and the remainder did not want a play structure at all. Kim worked with multiple people and looked at the s built structures nearby – validating where the septic system is and identified a proposed placement that does not interfere with the existing structure, block views and meet the intent of placement near the commons per the survey support of placement near the commons.

Seeking approval from the Board so it can be built in time for the children to enjoy hopefully this summer.

Dan: First brought up in Oct 2021. We had community meetings discussed, sent to committees, and a survey. Overwhelming agreement to place in Commons. The structure in Yacht Club should be dealt with separately. If it is unsafe, I should be evaluated separately.

Dan, Aimee and Kelly support moving forward.

Ray: Support placement in the Commons. He went with Kim and validate the placement. It does not block views and is an ideal placement.

Dan: Sandy and Kurt have strong feelings about this, but we have overwhelming support from the community to place it in the commons.

Dan: I motion that we have the plans submitted to the ACC for approval so that we can proceed with the project.

Ray: Second

Aimee: I agree

Discussion: playground by the yacht Club needs to be evaluated- Kim to help facilitate

No other discussion;

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

All in favor

Motion passes

Fundraising Policy:

Hat Island are funded on volunteers. Over the years they have done fundraising for the commons, apartments, playscape, other fundraising items that may not have budget for. You are about to hear a great fundraising idea from the Golf committee. With all the activities and money being raised it is important to create a fundraising policy so it is clear how we are handling the money. We need to be transparent to the community. The money comes in, there is a line item and the money goes out and can be tracked. I submitted the policy to the Board of Trustees.

Dan: I would like the community to look at it . Give them a chance to read and comment on it. Then the Board can discuss.

Don: Bring it back into the agenda next month?

Dan: Yes

Ray: Need to underside if there is any impact on the budget, ensure we understand if HICA has an obligation

Don: The work on the policy is good, but we need the community to have their say as well.

Paula: Will this impeded fundraising in the next 30 days, while it is being reviewed and feedback is gathered?

Kim: Yes, it might impede the Golf Committee proposed fundraiser.

The application I worked with Sandy Bettencourt to create outlines the items needed, Shanna's Golf Committee fundraiser is very thorough and has many of the requirements.

Gayle Windburg N4

Product built by fundraising, is it then owned by the island?

Kim: Yes, and that is exactly why we need this policy. The island then owns it and is responsible to maintain it afterwards.

Dan: Put out to community for all to see and comment. Need Committees to pay attention to the upcoming budget cycle. If an item is not included in the budget, you will not get the money.

Paula; Kim will send out the proposed fundraising policy to the community with draft across it for feedback. It will come back to the Board of Trustees in June for review.

MOVE IN POLICY

Homes are being moved in on barges. We have 2-3 already mapped out how they will be transported across Hat Island property to their new lot. Nichols Bros says they also have 3-4 people looking at moving additional homes to the island. Recycling an existing home is green, better for environment. But we have had issues, because we did not have a policy.

Nichols Bros comes with a house on a barge and it is like the Wild, Wild, West. They are doing things on their own and did not work with island staff. We need structure, they need to have a staff member with them. That should not pull the staff away from their regular duties. It must be at a cost to the owners who are moving the house. Other construction (standard build) does not require vehicles be moved, trees trimmed, wrong turns and house going onto private property. We can't just barge a house up the hill and leave it on property that does not belong to them.

Discussion: we need to review before adopting the policy. Kim and Chris Inman discussed with Jeff McCord from Nichols Bros. Nothing on the proposal was worrisome to him. Mapped out the route for the next 3 homes and reviewed.

Need the policy on the agenda. Send policy out to community for review and approval at next month's meeting. Making sure Nichols Bros insured for one million dollars for each occurrence and will ensure that Hat Island is listed on the policy specifically.

Staff time is hourly wage OT, fee barge landing as well- labor intensive on the staff. We are understaffed for all that needs to happen on the island.

Don: Are you going to notify the 3 owners so they understand this applies to them.

Kim: Yes- they are aware. This will policy will not miss those houses arrival

Ray: Consider policy- home in M division was on pilings for a long time. If the contractor had known, he would not have accepted the house and built the foundation.

Discussion: Homes that are on pilings, owners should have been coordinated with their contractor. Those owners have to pay a block fee. They only have a year to get everything done, they can apply for an extension.

Ray: Concern sits long time eye sore, devalues enjoyment to neighbors

Dan: Sign off building needs to be completed and validated it can be completed and is inhabitable before it is brought over.

Kim to send out policies with draft for community to read and provide feedback.
Add to June Board meeting agenda.

Treasurer's Report: Don Stark

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

Capital Reserve: \$446,568.30
Cash Reserve: \$258,442.32
Marina Reserve: \$114,425.87
RO Reserve: \$152,739.87
Operating Income: \$538,191.54

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

Payments and revenue are coming in as projected. The budget is very close to actuals. Looking like 100,00 net positive so YTD. However, Matt Surowiecki has defaulted on his \$10,000 month payment to the island. He had been paying, but is now in default. Awaiting his response to our notification. This could amount to nearly \$100,000.

We are taking action against him to resolve.

Committee Reports:

ACC Committee Report- Sandy Bettencourt, ACC Chair

1. The committee worked with the Island Manager to provide move-in house guidelines that will be presented at the May meeting.
2. Draft edit recommendations for the Long-Range Planning committee's Development Guide were submitted.

Vessel Committee Report: None at this time

Finance Committee Report: None at this time

Golf Committee Report: **Fundraising Proposal**

Long-Term Golf Course Beautification & Improvement Fundraising Mission Statement, Project Descriptions, Fundraising Tiers & Notes

Mission Statement: To raise ample reserves to fund long-term beautification and improvement of the golf course, to expand community use through an equipment share and expanded volunteer program., to create a reliable revenue stream to support future golf course enhancement projects.

Purpose & Scope of Long-Term Golf Beautification & Improvement Projects

- Addition of a Shed for Volunteer Tools, Storage and Equipment Share Program
 - Purpose
 - Provide easily accessible tools and equipment for volunteer beautification and improvements of the golf course.
 - House the Equipment Share Program (ESP) equipment.
 - Protect, maintain and keep equipment ready for use.
 - Equipment includes chairs, tables and BBQ.
 - To reduce clutter in the Caddyshack to ease hosting events and eventually creating a more usable space.

Scope of project

A site has been selected to the east of the Caddyshack just off the cart path (Approved by Kim and Brad)

Select a shed kit

Submit proposal to Golf Committee

Golf Committee chair presents proposal to Hat Island Board Members

Based on board approval

- Create drawings for ACC
- Submit to ACC for approval
- Clear and level location
- Estimate additional costs for tool shed completion
- Advertise this fundraiser through island email and social media outlets
- Once we've reached our fundraising goal
- Order shed-kit and additional materials to complete construction
- Reserve space on the barge and get shed kit and materials to the island
- Coordinate a work party to assist island staff in putting together the shed kit
- Set-up areas for storage, ESP equipment and volunteer program tools

Solicit equipment donations for ESP - golf club and disc golf sets

- Appoint a volunteer to access and accept donations
- Label and register equipment with the office

Select tools for volunteer projects and project coordination

- Include needed items in our fundraising goal
- Whiteboard for project coordination
 - Island staff can keep a running list of projects
 - Golf committee and Adopt-a-Hole Volunteer Program members can contribute to this list
 - Community volunteers can complete tasks of their choice
 - A volunteer coordinator can help organize work parties to accomplish larger beautification goals
- Rolling wagons for those that don't own golf carts
- Rakes, pruning tools, weed tarps/bins, shovels, electric weed trimmer, etc.
- Padlock with code for the door

Build island-wide volunteer program

Collaborate with island manager and staff for golf course beautification and improvement projects

Set project goals

Coordinate efforts to implement action items to reach project goals

Initiate: Hat Island Equipment Share Program (ESP)

Members of this program can apply through the office

Members will agree to use guidelines and will receive a code for the storage shed

Full golf and disc sets will be available to check out on a first come, first serve basis

Goals

Increase community use.

Resolve the issue of people not using full sets of clubs on the course

Create an additional revenue stream for the golf course through increased community use based on user fees

Caddyshack Improvements

New exterior cameras

Interior paint

Artwork

Built-in shelving unit (unless items can be moved to the storage shed)

New refrigerator

New small appliances; coffee maker, microwave, etc.

New table cloths

Possibly space for golf merchandise through a 'donation' store

Long-Term Beautification and Improvement of the Golf Course

Hardscaping materials; retaining walls, pavers for walkway around installations, etc.

Plants, trees and ground cover

Permanent features such as benches, outdoor sculptures and natural installations that further enhance the golf course experience

Fundraising Tier Descriptions:

- **Tier One**
 - Asking community members to donate directly.
 - Donors will be community members with a passion for the project and expendable funds for contributions.
 - The time frame would last until the fundraising goal is met.
- **Tier Two**
 - Donation/sale of golf course specific consumable items, such as products from Bluewater distilling.
 - Donors will be community members who regularly purchase items in this category.
 - The time frame is in perpetuity, to create a reliable revenue stream.
- **Tier Three**
 - Donation/sale of golf course specific merchandise.
 - Donors will be community members that would already be purchasing such items (sweatshirts, t-shirts, hats, pj pants, etc.) for their families.

- The time frame is in perpetuity, to create a reliable revenue stream.
- **Tier Four**
 - Donations through golf specific events, such as a Caddyshack themed golf tournament and movie night.
 - Donors would be community members that prefer experiences and community participation over purchasing products.
 - The time frame is open based on need of funds, event organizer and facility availability.

Notes to the Board

- **Golf Course Use**
 - Diversify user options
 - Frisbee golf
 - Internal (not on fairways) walking trails
 - Collaborate with the Parks & Rec committee to create woodland picnic areas which would be wonderful in the hot summer months
 - Collaborative with the Nature Conservatory Committee to create/conservate native plantings with educational signs
 - Installation of native plants and conservation of this unique ecosystem.

- **Golf Course Value**
 - This is one of Hat Island's most valuable community owned assets.
 - Our staff does an amazing job of maintaining our course.
 - There is still much work that needs to be accomplished over the next several years to maintain and eventually increase the value of the golf course for all community members.
 - Many improvement costs can be deferred through donations, volunteer coordination and collaboration with island staff.

- **Fundraising**
 - Provides revenue from non-island friends and family.
 - Provides community members with an opportunity to actively support their passion projects on Hat Island.
 - Reserves current budget for more critical projects.
 - Adds revenue from families that can afford to contribute.
 - Gives multiple avenues for donation participation.
 - Strengthens our sense of community and collaboration.
 - Encourage committee collaboration to diversify donation/sale items (wine, alcohol, products) so that community members

have a variety of ways to actively support fundraising efforts by acquiring useful yet different items.

- Committee Specific Icons on Hat Island Payments Page/Gift Tab
 - Reduces confusion.
 - Simplifies the donation process.
 - Reduces management of various donation programs for project organizers and island

staff.

- Kim and Brad have approved the pictured location below.



The new proposed shed makes it easier to allow adopt a hole volunteers have access to tools and equipment.

Dan: What is the financial goal?

Kim: Similar to the Garden- they are fundraising and use the funds to cover various improvement projects.

Kelly: The Golf Committee is seeking to build a shed to house tools for volunteer to use while improving the course. The shed is \$15,000. Plants are very expensive and are an investment in the golf course and nature trails.

Sandy Bettencourt: Process for fundraising when it involves facilities Include submitting a plot plan with the picture of proposed building to the ACC prior to fundraising. The structure should tie in with existing buildings, paint, materials etc. Get ACC approval, then Board approval then start fundraising.

Kim: In her proposal she does mention getting ACC approval. Perhaps you are saying we get the fundraising policy first then the Board approval the idea, then come to the ACC for approval before any money was collected for it.

Sandy: yah I think so. I am not sure this has to wait for the policy, that is up to the Board. But thinking in general we would want it approved before people put money in and then later discovered issued with the side etc

Dan: I think the is a sensible approach. How we handle the contributions at the office. If a project does not go through, we would need to refund donations.

Kim: Board direction-do we wait till next month to start fundraising?
Shanna is really passionate and a real gift to the community.

Dan: I have no objections to her getting started

Don: Tell her to go through the process-it is not onerous, it is just taking care of business

Dan: with Memorial Day they likely wanted to get started

Kim: they wanted to get started

Don: turn them loose

Kim: if you collect money for a fundraiser on this island all money must go through the office. Part of the fundraising rules is we will give the doner receipt to be transparent on where their donation is going.

Dan: So there is nothing stopping the golf group from announcing they will be taking contributions starting in June?

Discussion: concurrence – yes they can announce they will be taking future donations.

Ray: Location/ design issue ACC can turn this quickly

Kim: Good suggestions- I will cover with her

Parks and Recreation- Janita Jones, Community Member

- discussion on the proposed location of the play ship behind the commons and the committee agrees.
- discussed resurfacing and restoration options of tennis court and pavilion floors.
 - Pavilion floor is in need of restoration- Kim is getting quotes
 - The tennis courts is in pretty bad shape. We are afraid to pressure wash is in case it crumbles, but we have a couple owners that are going to try to gently clean.
 - These are both on our depreciation schedule and will be coming up in our reserve studies. Looking at materials that could be used and make it a pickle ball court as well as tennis.- getting quotes
 - Need to be prepared for the 2023 budget process
 - Fundraising proposal also discussed the possibly bringing forward to the Board quarterly
- committee supports a check in and out system for camping.
- discussed a gear donation and collection for Island amenities
 - Treasure chest, footballs, balls, Frisbees, soccer balls, HICA written on them. Us the honor system vs check out. Track success

Governance Committee Report: None at this time

Nature Conservancy Committee Report: None at this time

Long Range Planning Committee Report: None at this time

Marina Committee Report: John Gray, Committee Chair

Hat Island Community

Marina Committee Meeting, May 17, 2022; Report by John Gray

MEMBERS:

John Gray (Community Chair)

Dennis Dearing

Udo Gerz

Rusty Gildner

Steve Jefferies

Kurt Kassahn

Bill Townsend

Sarah Litchfield (not present)

Rusty Gildner

Erik Smith (Board Chair)

Staff: Kim Gleason

Staff: Joe Stephanson

INFORMATION ITEMS – NO ACTION FOR THE BOARD OF TRUSTEES

1. Current Projects and Status

- a. Information Item: Annual moorage permits sold, a three year history by slip size. The committee reviewed information provided by the Island Manager. Highlight: the marina is over-sold, 112 available slips, 133 permits sold. Main Take away: the marina will need active management of slips in order that owners are not turned away.
 - b. Information Item: Marina Park Improvement Project Update. 700 square feet of pavers were paid for by the community and laid the by the island staff between the van loading/unloading pad and the ramp to the ferry. The remainder of the park improvement project will be funded by donations. The area next to the covered seating shed is next with pavers coming out on the next barge run. Materials have been paid for by donations. A donation program is being developed in concert with a policy being considered by the Board of Trustees and will be announced soon.
 - c. Absentee Moorage Policy-Revision. Continuation of previous meeting's discussion. This is a work in progress and recommendations to the Board of Trustees are being developed. Topics under development are: allowable number of days during low and high seasons that a boat can be left in the marina without the owner being present and a fee schedule for exceeding the allowable number of days.
 - d. Marina Clean-up and Work Party Day: Saturday, June 25. The date was changed to not conflict with other events. John Gray will organize the work to be accomplished and will form a group to put on the lunch for the volunteers.
- e. L-dock replacement project: Marine pressure treated wood was bought and delivered for this project. The search is on for a project leader who will lead, plan and schedule a work party. If one cannot be found, the only option is to recommend hiring a contractor.
- f. Dock Bumpers. Dennis proposed adding corner bumpers to the docks corner bumpers throughout the marina at a cost of about \$1,800. The Committee recommended the request by forwarded to the Finance Committee for inclusion in the 2023 budget for the marina. Also, the Committee endorsed an Adopt-A-Slip Project where owners can make a donation for the acquisition of approved materials such as edge protectors.
- g. New Spill Response & Vessel Maintenance Practices Policy. There have been a few spills of diesel and gasoline in the marina. Two cups of oil will cause a slick that is an acre in size. Though spill response materials are available and the Harbormaster has responsibilities, there is no policy on the duty of owners and clarity is needed.
- h. Reserve Funds and Raising Moorage Rates. Continuing discussion the from previous meeting. With the budgeted expense of repairing the marina breakwater, a substantial portion of the reserve fund will be depleted and needs to be replenished. This is done through moorage income. Hat Island has a very low annual moorage rate compared to other marinas in Puget Sound at \$1.58 per slip foot per year. John Gray presented a list of projects that should be done for

the next 20 years that totals over \$800,000 and asked the question:
Should moorage rates be raised to fund the projects?

A motion that was adopted by the Board of Trustees in November 2020: To increase the moorage rate by \$1.00 per foot for year 1 (2021); subsequent years will be addressed in the budget process for the following years.

Question: *Should the Marina Committee recommend a \$1 per foot increase in the annual moorage rate to the Finance Committee for 2023?*

Other Marina Projects – no change:

- The new boat ramp dock needs to be designed. It will be 6 feet wide and about 75 feet long. It will be built in about 12 foot sections that are hinged together to accommodate the tidal changes and the steep nature of the ramp. It will need to be removable when a large barge is coming in. This has been delayed until 2023 or when the master permit for the marina is approved.
- Widening the ferry dock. Widening the main ferry dock to 10 feet is intended for safer loading and unloading. There is a gap between the cart float and the adjacent finger pier that needs to be filled with additional decking. Budget and scheduling for materials is causing these projects to be pushed into 2023.
- Dock Sealant Project. This project is intended to extend the life of the decking on A, B, and C docks in the north marina. A pilot test was started last summer with sealing a finger pier on A-Dock. The test has gone very well with little deterioration and providing a non-skid surface.
- Breakwater Repair Project, \$175,000 is approved and will start after Labor Day.

Dan: Procedural question. Draft meeting minutes. Information vrs formal minutes. Could we publish the PowerPoint as a draft so people can see sooner?

Kim: We can, we used to do that, then told I could not do that because it was not final.

Sandy Bettencourt: We could call it a meeting summary.

Kim: If the Board is OK with that I am happy to do that.

Paula: it could be as simple as publishing the PowerPoint.

The PowerPoint does not have the Policies in them- I will work on something

Social/Marketing Committee Report: Looking for a Committee Chair

Safety Committee Report: None at this time.

Technology Committee Report: None at this time

Water Committee Report: Read by Erik Smith, Board Chair

Water Update 5-17-22

Water produced in Apr:

	Apr	YTD
Wells	372,930	1,288,870
RO	5,460	268,560
Totals	378,390	1,557,430

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

The production from this period was the same as Apr of last year. The water mix was 98% wells and 2% RO.

The YTD produced is 27% more, due to the leak, than the last 2 years avg of their YTD amount.

The South Marina H dock now has water to it with 5 hose bibs and 2 standpipe fire connections.

Water Committee Report

Had a water break last year it broke during a freeze, fixed to auto drain.
Super low tide last week, the marina looked dirty effects the RO

Community Comment: Gayle Windburg N4

Only one contractor who works with owners is available. We wait in line.
As we get older it is hard to do these things for ourselves need a board/ place to find help/contractors available.

Balance between fundraising and budget. Would like to pay more assessments for important amenities for the island. Happy to pay more for assessments. Would like to see less fundraising, may be better approach to spread the costs with increase assessments.

Dan: Part of the process, pretty strong buy-laws you can't overrun without going back to the community. Make sure everyone has a chance to review the budget process.

Paula: It is 12:00pm requests motion to adjourn to Executive Session (take a 5 minute break)

Ray moves
Kelly Seconds

Paula Bafaro- President	Yes
Dan Jensen- VP	Yes
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Erik Smith- Trustee	Absent (sick)

Aimee Chambers- Trustee	Yes
Ray Stephanson – Trustee	Yes

All approve – the motion passes.

Paula: Return to regular session. It is 12:25pm and we have nothing to report. Can I have a motion to adjourn?

Ray Motions
Aimee seconds

Paula Bafaro- President	Yes
Dan Jensen- VP	Yes
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Erik Smith- Trustee	Absent (sick)
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.