

## Agenda

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

**Saturday, June 18, 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	In Person
Ray Stephanson – Trustee	In Person
Kim Gleason- Island Manager	In Person

### **Agenda:**

Call the meeting to order  
Approval of minutes from April 16, 2022 and May 21, 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 10:35am – start delayed due to technical difficulties.

First order of business is to approve the minutes from April 16, 2022 and May 21, 2022.

Erik: Move to approve  
Dan: 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	Yes
Ray Stephanson – Trustee	Yes

All In favor- motion passes

### **Community Input:**

The subject of Short Term Rentals is becoming an issue on Hat Island.

Although a person owns their home and can do (more or less) what they want with the inside, if they live in an HOA, the association can actually place limits on the homeowner's ability to rent their home. Though it may seem that such limits are restrictive, they actually serve to protect the integrity of the community. The main function of placing limits on rentals within the community is to maintain community standards and keep property values high.

Other reasons that HOAs limit rentals are:

To keep liability insurance rates low.

To ensure that lenders will fund new home purchases. Lenders are weary to lend for new purchases if there are a high number of rentals within a community.

To promote neighborhood stability and community by deterring frequent resident turnover.

Renters may not follow the rules or care as much about upkeep or maintenance standards, leading to compliance violations.

There are two significant ways in which an HOA can limit home rentals within the community: caps and lease restrictions:

Caps limit the total percentage of homes in the community that can be rented at any given time.

Lease restrictions establish provisions which must be included within any lease agreement; things such as establishing a minimum lease period and/or mandating a renter's compliance with community standards.

Before renting out property, owners need to know that they will be held responsible for any and all improper actions of their tenants. Since the tenant of a rental property is not a member of the HOA, the association's board cannot enforce the rental restrictions against the tenant. Generally, the board cannot evict the tenant of a non-compliant member. The board must direct all rule enforcements toward the property owner. Enforcement efforts can include fines, lawsuits, or any other disciplinary actions as outlined in the community's governing documents.

Most governing documents say that homeowners are responsible for their guests, but if there's an issue, anyone can end up suing anyone this day and age, and the association could end up being in a legal fight for something it shouldn't have been. As the short term rental market continues to grow, it's important for associations

to be proactive by putting policies in place.

Above are some statements out of various documentations on line.

In the recent past the number of homes, which people want to rent via Short Term Agencies has been going up. The office is receiving calls, if there are limitations on Hat with these rentals and specifically one realtor announced, that she has several clients, who want to barge in homes for the purpose to rent them out via VRBO, etc.

I believe, that the majority of Hat Island Owners is not interested in having Short Term Rentals. We all have invested not only money, but also a lot of volunteer time in this island!

The island, as an example, subsidizes the ferry and our cost structure is split between the per lot assessments and user fees. Short Term Rental guests would be subsidized on the ferry or other amenities.

I believe such an important question should be brought to the whole community!

Somebody said, Family and friends should be allowed; the initial reaction was, family is fine, but friends, suddenly everybody is a friend!

We have some VRBO's which are established for a while and unfortunately nobody ever, did anything about it. Those could stay in place, with all the full cost for ferry, golf, etc.

New places should be limited to rental durations of 30 days or more, if we want that at all.

We, the owners of Hat Island, have invested a lot more then dollars in this island, we want to keep it beautiful and be able to enjoy this paradise; Short Term Renters may enjoy the island, but do not have the vested interest we all have.

Please limit the use of Short Term Rentals, to what is allowed already and prohibit any further additions.

Respectfully

Udo Gerz

M-15

PS: Interesting website for STR

<https://spectrumam.com/short-term-rentals-in-hoa/>

Kelly: I think Udo brings up some good points. I suggest we refer this topic to a committee to review and get community feedback. I would like to do some research myself as well, however I know that Leavenworth and Chelan both have restrictions and fees on VRBO's and those may be viable options for Hat Island to consider.

Paula: I have requested the Governance Committee research and vetting it with the island attorney.

Erik: Saw an email last night, that the Governance Committee is working in it and we will review it at a future meeting.

Discussion: Concurrence that VRBO is a concern.

Ginger Harmon A35

Was on the Board when we tried to restrict short term rentals previously and the island was sued and lost. We have nothing in our CCR's that restrict rentals, so keep that in mind to avoid another lawsuit.

Wendy Wilson E38- I propose we add language to change VRBO/ rental policy and have the community vote on it.

Kim: Governance committee is looking at this topic, and is exploring legal options. It is not yet ready to be brought forward to the community yet. They are aware of what happened last time. They are exploring all possibilities.

Sharron Meadows A24

Dear Board- could or should a moratorium on lot clearing be introduced, stating that until approved building plans are submitted by owner, vacant lots should remain with natural growth no matter what species of tree. Water management over the entire island is critical. Besides the new and very large slide located on the north east side of Hat, in front of homes on A28 and A29 smaller slides are already apparent east of the slide and west of the slide. Proactive planting may help prevent further eroding. While walking the beach we found even more wet slides. The island is oozing water on every bank. Please consider addressing this issue, Long range planning and years from now will be too late. Many areas are already decimated by half hazard clearing which is effecting other areas around them. Thank you.

Erik: I like the idea- however some owners may not intend to built on them, but might want to clear to make their yard bigger. Maybe we look at new site building and water management requirement, however we would have to have something to address those who have lots, but don't intend to build on them. Maybe some sort of carrot and stick, incentive; keep Hat Island green and maybe give some sort of incentive or recognition. I don't know- but maybe something to explore. Long term Committee could possibly explore.

Dan: I sympathize with Sharon but we have to consider what we can do legally. Maybe the bigger issue is what our large lot owner may be doing. I don't know if he would respect anything we do. We should run some of this by Jeremy Stilwell (Island lawyer). A moratorium is a good idea and we could put in an exception if you have an adjacent lot. The larger question is do we have the authority to impose a moratorium? I understand Sharon's concerns and it is a big problem on the island.

Kurt Kassahn: I will add something in my report later.

Dan: Suggest we ask Jeremy if we have the authority to pass such a resolution.

Paula: I will make a note to discuss with him next time we talk with him.

Kelly: Comment, seeing as I happen to be one of those lot owners. I completely agree, and am concerned with tree and land clearing. Trees absorb a tremendous amount of water. Obviously, there are reasons why we may need to cut trees. I encourage owners to plant native trees and shrubs that help with erosion control. Traversing the slope that the slide occurred is very treacherous, I bought a harness, but my husband has forbidden me going over the edge. I have been using seeds to try and help plants to grow for the slope, but that takes a long time to grow. I have been planting madroña trees, shrubs and plants that are good for erosion control on top of the bluff. When we bought our house there was no trees on the bluff side of the house. I will continue to plant erosion control plants. Please plant!

## PRESIDENT'S REPORT

President letter June 18, 2022

Good morning and happy Summer! We have a robust agenda this morning, so let's get on with it! I do want to report that we reached out to the PUD, and there's been some really great progress with the Port. We have transitioned from an MOU to a Right of Entry agreement allowing the PUD access to their property for exploration purposes. This has simplified the agreement process by eliminating the need for Port Commission approval. A Right of Entry agreement can be managed at the staff level. The agreement language was finalized and approved last week by PUD's legal and engineering teams, and has been submitted to the Port for signature. The Port confirmed that they are signing the right of entry agreement and we expect that it has been fully executed this past week. We will update when we have any more developments.

Paula Bafaro- President

### **Legal Report:**

None this month

## **Island Manager's Report**

Meetings, Meetings, Meetings....

A shout out to all of the committees who are doing the hard work of the island. They meet regularly, discuss goals, challenges, survey their fellow owners and make recommendations on needed policy. They do the work on a topic and with input from Island Management come to the Board of Trustees with a recommendation. The Board of Trustees then look at all of the information presented and in the trust that the community invested in them to be the decision makers for the island, act on the recommendation.

Sometimes it goes back to the committee for clarification, sometimes it gets changed because the Board of Trustees decide that there is a circumstance that needs addressing that the committee may have overlooked. This is the process for decision making on Hat Island. If you have an expertise in an area that may benefit the island, please reach out to the committee chairs that are listed on the Hat Island Volunteer webpage.

I have had the pleasure of participating in many of the committees' meetings and their work is not always easy. They work hard to help lead the island in a direction that will meet the vision of: Private Island thrives as a pristine, sustainable and safe community.

The Committees also have areas that they would like to improve. Last month the Board of Trustees were presented with a fund-raising policy proposal to help manage those projects that they would like to have done with their fundraising efforts. The policy was sent out for owners to peruse and give feedback on. A couple of notes were added and a spreadsheet to help the committees plan was added to the packet. At this time I would ask the board to make a motion to approve the submitted Fund Raising Policy.

Hat Island is continuing to grow. Nickel Brothers has informed us that they will be barging three new houses to the island in July. Move in houses present an opportunity for owners to recycle a home that needs a new location. These Move In homes present a different set of challenges to the island and staff. Last month the Board of Trustees be sent out to owners to peruse and give feedback on. At this time I ask the Board of Trustees to move to approve the Move in House policy.

As promised, I would like to report to the Board of Trustees on the usage of the trial Monday Ferry Runs during high season.

Monday, June 6th we had a total of 36 riders. This was a total of 30 owners, 1 family guest, 5 friends/extended family guests.

Monday, June 13th we had a total of 49 riders. This was a total of 42 owners, 1 family guest, 5 friends/extended family guests and 1 income generating guest.

Monday, June 20th we have scheduled to date 46 riders. This is a total of 16 owners, 2 family guests, 2 friends/extended family guests and 6 income generating guests.

All in all, I think the Monday Ferry Run trial has been successful and I will update you at the July meeting on how it continues to grow.

As we move into the dryer (hopefully) and warmer (hopefully) there more and more owners will be visiting the island. The island has allowed camping by owners in the commons over the years and as we have grown it has become important that there be a camping policy. A basic guideline and registration process will make sure that campers abide by some simple rules and a registration process to make sure they have a space to camp was developed by the Parks and Rec Committee and Island Manager. We ask that the board make a motion to accept the Hat Island Camping Rules and Regulations.

Paula: There is also Tuesday runs added for after the 4<sup>th</sup> of July holiday.

Dan: When we did the breakeven analyses our breakeven was 40 passengers (10 passengers a run) With increased fuel cost our breakeven passengers will need to be adjusted unless we increase our ticket rate, as the cost per gallon has doubled since we put together our budget. That subject will be part of the Vessel Committee report later on the agenda.

Erik: Comments- another meeting that Kim is hosting later and we have a full agenda- might need to adjust the start time.

Paula: Yes, Kim is doing an ask the Island Manager Q&A at 12:30, she will adjust the start time as needed.

Paula: We have several motions from the Island Manager, the first was to approve the Fundraising Policy.

Kelly: I motion to approve the submitted Fundraising Policy.

Erik: Second

Discussion: A copy of the policy was emailed and was previously discussed in the last Board meeting.

Dan: Based on a couple of things from the Marina and Golf Committee fundraiser proposals, they requested things in kind. We might want to modify this in a month or so to allow for that. They also can request a supplemental funds from the from the Community Budget. Say they had a total fund need of \$10,000 they could request say \$2,000 from the Community Budget to assist.

Paula: Another good idea a minimum amount when this would be implemented.

Dan: I am ok with it the way it is now- but maybe we want to augment is again in a month. It is a good guideline for now.

Kelly: I think this a good guideline. I know there are people who are trying to do really good things for the island. This is a good first step. I agree there are things that maybe we want to tweak later, but by not approving it today they will not be able to proceed. It is high season, and a delay would impact their ability to move forward and start fundraising. I support it as it stands now, with the understanding that we may choose to modify, enhance or clarify it in the near future.

Dan: I agree, especially as we are going into the start of the budgetary process.

Discussion: General support.

Paula: Calls for a vote to approve the fundraising policy.

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

All In favor- motion passes.

Paula: I would like to ask for a motion to approve the Move in Policy. This has to do with homes barged in by Nicole Brothers.

Dan: Moves to approve

Kelly: Seconds

Erik: Do we have this displayed? I have some things I wanted to discuss. In Move in Logistics, section 2, it says houses may not be moved onto Hat Island until the lot is ready to receive the structure as determined by the Hat Island Manager or their designee. How would our staff look at a job site and make determination that it was ready?

Dan: That came from a discussion with Chuck. A foundation would not be able to be put in until the house arrives on the island. He said there was a house that was brought over, he had not seen it, no one had. Turns out it did not have any basement on it. It was not an appropriate house to have been moved to the island. The intention is to ensure that we have a common understanding of the condition of the house, how it will be placed on the site, the foundation, who the contractor is and they they understand that. We want to make sure that this is all understood prior to the house being shipped over to the island.

Paula: The office would have the record and gather the information from the contractor that is selected.

Erik: Ok so it is not so much a check on the foundation. It more verifying they have done the approval steps, ACC has been submitted, paid any fees etc..

Discussion: Agreement

Comment in the chat: I thought the purpose was to have the house go to its lot and not be stored.

Kim: That is correct- part of the issue. Houses have arrived, and were placed on someone else's property and stored there. Nicole Brothers were not staying on the designated routes, going onto other people's property and cutting down trees. It is a whole different thing than when stick build house is being built. There is a tremendous amount of work and coordination for the staff to make sure these types of things do not happen. That is where the fees and costs come in.

Paula: These are fees that occur to pay a portion of it.

Comment from an owner:

John Holte G27

Move in Policy. Agree with the spectrum of it. Make sure the house is ready up the hill and to the lot before it comes over. As far as the fee's I think it is discriminatory against homeowners who are barging homes to the island. I would like to see a log of the staff time to support a barged home verse the staff time it takes to support a stick-built home on the island. If you are going to levy a fee, will it be retroactive to homes that have already been barged to the island?

Kim: Regarding staff time, we have not had this policy before, so we did not do it previously. What we do have is a separate line item on our timekeeping records designated Nicole Brothers, so that the staff record all the activities they do to support a Nickle Bros house move.

John Holte G27: If you are having an issue with a particular company it would be better if you levied the cost to the company not to the homeowner.

Sandy Bettencourt: How much staff time is used to keep 60 feet for right of way to make room for these houses? The right of way should be 60 feet.

Kim: We do not charge to keep the right of way open 60 feet.

Paula: Any further discussion? Do we feel like we have enough information to vote on the policy as it stands? Consensus, to proceed.

Paula: Calls for a vote to approve the Move in Policy.

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

Paula: The motion passes.

Paula: We have another policy; can I have a motion to approve the Camping Rules and Regulations Policy.

Kelly: Motions

Aimee: Seconds

Discussion:

Erik: It would be helpful for us to discuss why we are proposing this.

Kim: We have not had a camping policy previously. If you had a lot on the island, you can come camp. We have more and more people coming to the island who want to camp. I asked the Parks and Requisition Committee to draft a policy, I edited it and worked with them and the results are what you see before you today.

Erik: Ok, I thought we had a policy already. Comment on bullet 1, camping is not allowed on a lot without a home implies that camping is allowed on a lot that has a home. CC&Rs #9 no structure of a temporary character, trailer, basement, tent. CC&Rs are a bit vague if we allow homeowners to have their grandchildren camp on their property over a holiday weekend.

Dan: I agree with Erik.

Paula: I think the intent is so long as there is a bathroom and running water is available.

Kurt Kassahn: The CC&Rs refer to a structure that you put up temporarily while you are building.

Erik: It is reasonable to allow tent camping for a resident who has a home on the property with running water and bathrooms available.

Discussion: The ACC can issue a clarification that tents are acceptable for three days weekends.

Sandy Bettencourt: President of the ACC. As written, the CC&Rs reads it really does mean no camping is allowed. I recommend that the Board send that back to the ACC to evaluate family camping with a house on the property. The ACC could address the policy so we are not in conflict with the CC&Rs.

Bill Townsend A24: CC&Rs rule talks about temporary structures for living, that does not have anything to do with kids in a tent so long as there is a residence on the property.

Sharron Meadows A24: My concern if tents get left up for long periods of time.

Dan: We can approve the policy- then revision to stay up for no longer than 4 days.

Erik: If left longer – then it falls under nuisance.

Paula: Calls for a vote to approve the Camping Policy.

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

Paula: The motion passes.

Dan: I move as a matter of policy to clarify CC&Rs that tent camping is allow on a property that has a home with running water and bathrooms for no longer than 4 days.

Don: Second

Feedback from the community: Desire that it be one week, not 4 days.

Discussion: It is reasonable for camping to be allowed on a property with a home for up to a week to allow grandkids to camp.

Paula: Calls for a vote to clarify the CC&Rs that tent camping we allowed on a property with a home, water and bathroom for up to one week.

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

Paula: The motion passes.

**3616 Colby Ave PMB 335**

**Everett, WA 98201**

**(360) 444-6611**

### **Camping Rules and Regulations**

Camping is not allowed on personal property without a home.

Camping is allowed during High Season, Memorial Day through Labor Day.

No car camping allowed.

Designated camp sites are located at the Hat Island Commons Area, camping is not permitted on any other community property.

There are four designated campsites, each site has a two-tent maximum and four person maximum (per site).

To reserve a camp site, please fill out this form and email it to [hioffice@hatisland.com](mailto:hioffice@hatisland.com)

In accordance with guest guidelines, the owner must be on island for their guests to camp.

The maximum number of consecutive days that a camping site may be used is seven. Owners may reserve one campsite per booking.

The covered commons area may be used when not in use by other Island residents.

Name of Owner \_\_\_\_\_ Phone Number \_\_\_\_\_

Date Arriving \_\_\_\_\_

Date of Departure \_\_\_\_\_

Lot Number \_\_\_\_\_  
How many tents/campers \_\_\_\_\_

I'm aware of the Hat Island Burning Rules and agree to abide by those rules when using the Fire Pit. \_\_\_\_\_  
initial here

I understand that the camping area is adjacent to owners homes and will be respectful by observing the island's quiet hours between 10pm and 9am. \_\_\_\_\_  
initial here

Sign here  
Date

Approved by  
Date

As we enter summer a few safety reminders:

All fires, other than a marshmallow/hotdog roasting fire must have a fire permit. You may obtain a permit from any fire department personnel on the island.

There are no beach fires allowed.

NO FIREWORKS are allowed on Hat Island

Drive Slow, Smile BIG, Wave at your neighbor and be kind! We live in paradise....why would you want to act any other way.

Paula: Calls for a vote to approve the Camping Policy.

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

Paula: The motion passes.

Fundraising Policy

Paula requests a motion to approve the Fundraising Policy.

Kelly: Motions to approve the Fundraising Policy

Erik: Seconds

Discussion: The Marina and Golf committee are seeking to fundraise now during high season. If we feel we need to make modifications to the policy in the future we may do

so, but to delay voting on the policy today would delay the efforts of the Committees to proceed with fundraising during high season.

Paula calls for a vote on the Fundraising Policy.

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

Paula: It is unanimous, the motion passes.

Ray: I have an update on Sharron Meadows earlier question regarding the proposed ferry service from Langley to Everett. Megan Dunn Snohomish County Council member review the proposal last Monday. Expect and answer to the proposal \$1.4 million in a few weeks. The county is considering offering the service with no passenger fees, possibly reconsider the fees? This proposal not final until property owners on Hat Island approve it.

Kim: Proposal is for one year.

Ray: Ferry routes ranked. The Clinton to Everett run is high priority, ranked 7 out of 40. Trial service to help determine demand is desirable. Bruce Agnew leads agency proposal to the state to continue this service. We want to be very protective to keep non residence off Hat Island.

Discussion: The business case will be presented to the community for vote/approval.

### **Treasurer's Report:**

Treasurer's Report for June 18, 2022

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

Capital Reserve: \$446, 591.06

Cash Reserve: \$258,455.49

Marina Reserve: \$114,431.70

RO Reserve: \$181,162.40

Operating Income: \$470,449.55

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

Respectfully,

Don Stark

HICA Treasurer

Don: Fuel price are impacting. Budget actual looks to be aligned to forecasted budget.

Erik: We are headed towards economic issues; do we need to adjust?

Don: Our revenue stream does not have immediate impact by what the Federal interest rates are. What we experience so far is likely to impact our revenue if the trend continues. Assessments are our major form of income. Next year's budget TBD.

Dan: One watch area, fuel costs. Vessel Committee surcharge due to fuel prices. May recommend as much as 2.00 increase TBD.

Udo Gertz: Is the major lot owner paying the \$10,000 payments?

Dan: Major lot owner has not been making payments, we are in legal proceedings to address.

Paula: This is taking some time, but we are proceeding to pursue.

### **Committee Reports**

ACC Committee Report: Sandy Bettencourt, Committee Chair

Vessel Committee Report: Udo Gerz, Committee Chair

Finance Committee Report: None at time

Golf Committee Report: Fundraising Proposal

Governance Committee Report: Ray Stephanson, Board Chair

Nature Conservancy Committee Report: Stephen Jefferies, Co-Committee Chair

Long Range Planning Committee Report: Kurt Kassahn, Committee Chair

Marina Committee Report: John Gray, Committee Chair

Parks and Recreation- None at this time

Social/Marketing Committee Report: Looking for a Committee Chair

Safety Committee Report: John Gray, Community Chair

Technology Committee Report: None at this time

Water Committee Report: Read by Erik Smith, Board Chair

### **ACC Report**

Camper Shells and Camping Trailers with Dwelling Amenities

Background:

This week the ACC issued a denial to an owner requesting to keep a camper as his storage vehicle on Hat Island. The owner is intending to build one day, however does not have an application submitted at this time.

## Application Denial and Reasoning:

The following two CC&Rs were used as reasoning for denying this request:

CC&R # 9: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or any other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, except trailers may be used temporarily with the approval of the architectural control committee.

CC&R #19: The Architectural Control Committee shall have discretion to allow exceptions to any provision of this document.

## ACC Recommendation to the Board of Trustees:

The ACC is requesting that the Board approve the following vehicle rule:

Owner truck-campers or recreational camping trailers with dwelling amenities are not allowed on Hat Island.

If Board agrees and if a motion is approved, the vehicle rules will need to be updated to include this policy statement.

## Chair Position

I will be rotating off as the ACC Chair effective July 1st. As soon as the ACC can meet, the committee will vote on a new Chair. We will let the Board know as soon as that is done.

Submitted by: Sandy Bettencourt, ACC Chair

Ginger Harmon: In the past, small campers were allowed only during the building process.

Ray: I would like motion that recreational campers with amenities are not allowed on Hat Island.

Dan: Second

## Discussion:

Erik: We are amending the vehicle use policy.

Paula: Any further discussion? None.

Paula calls for a vote: That recreational campers with amenities are not allowed on Hat Island.

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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

Paula: It is unanimous, the motion passes.

### **Finance Committee**

Dan: Quick finance report:

Email sent to Committees to provide budget requests which is due by Monday. Committee chairs are working on this. If financial requests do not get into the budget process and approved in the fall budget will be locked. New proposals will not be accommodated. Seeking a 5 year plan to align to goals.

Alen Darshan: Finance Committee meet in early July report at next board meeting

### **Vessel Committee Report**

Dear Board of Hat Island,

The diesel price is nearly 81 % higher then last year.

June of 2021 we were paying \$3.40 per gallon for diesel

June of 2022 we are paying \$6.18 per gallon for diesel

Currently we are 17% over budget with the ferry fuel cost; we also have to say, that we are having more runs, then a year ago, so the revenue is slightly up also.

BUT, in general, we should address the fuel cost on a monthly basis and adjust our fares on a monthly basis.

Therefore I propose a fuel surcharge as follows for the next month:

Adult 18 and older increase by \$2 to \$12

Youth 7 to 17 increase by \$1 to \$6

Child to 6 increase by \$.50 to \$2.50

Crated pet increase by \$.50 to \$3.50

Uncrated pet by \$1 to \$7

The second item is additional cargo on regular scheduled passenger runs.

This topic was brought to our attention, but we need to have a meeting before we can propose a rule to the Board.

Third Item:

Short term renters: An area to be additional by the board for the use of a subsidized ferry.

Respectfully submitted

Udo Gerz

Discussion:

Sandy: Question about fees. Clarification, for people who have already booked.

Ray: It should only apply to anyone who books after this recommendation.

Erik: Motions to accept the Vessel Committee proposed fuel surcharge price increase effective July 1, 2022.

Dan: Second.

Paula calls for a vote: to accept the Vessel Committee proposed fuel surcharge price increase effective July 1, 2022.

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

Paula: The motion passes.

## **Golf Committee:**

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
- 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.

Dan: Clarification- nothing to vote on.

Paula: No other comments from golf? None

## **Governance Committee Report:**

Document going to Jeremy (legal) to review then to come to Board for review.

Ray: Significant effort to address family is welcome

Erik: Read HICA guidelines, friend, family owner guideline, contract workers/ laborer?

Kim: Placed them under friend and extended family

## **Nature Committee Report and Recommendations**

Presentation by Steve Jefferies

Hat Island is special place

2019 strategic planning vision statement

Opportunities for conservation, with support of board, special environmental land use attorney. Suggests 3 legal options. Conservation, easement, policy

3 strategic recommendations

## **Policy**

### **Education and Stewardship**

Help people to understand what they can do to maintain property

Acting upon education

NCC recommends an approach that balances property owner rights with understanding of ways in which owners can sustain rather than damage green spaces/environment.

Education- beach walks, native plants give aways

Signs- ways to help beaches

### **Develop long range plan**

Create a multiyear plan

Acquire undeveloped lots and setting as greenspaces

Map of HICA property's

Golf course trail

Bluff at top of gravel pit not easy to access and not marked

Donated, purchased green space. Link those lots as trails. Goes between lots, roads nature green spaces. Need to map out that vision to evaluate opportunities

NCC believes it is time to anticipate, imagine and plan the island future physical or natural environment

Let's keep Hat Island a special place

Discussion:

Paula: Like the ideas of trails

Kelly: Lots of good work, looking forward to seeing more information

### **Long Range Planning Committee Report:**

Kurt: Long range plan for the Island. Just like Steve was say take control while we can enact policy that help us achieve goals. Community meeting in August to help develop a master plan, open spaces, green spaces and trails. Dan and I were talking about subcommittee formed to work. University of Washington urban planning department. Came to island possible partnership to help us put together a master plan. Dan and Don to comment?

Dan: Suggestion from Kurt consulting opportunity- impact of growth on the island. UW contacts Professor Urban Development Department came over with an intern named Carrie. Master's program brings in intern summer part time info gathering. Reviewing ecology plan and bylaws experts in RCWs and planning. Memo of understanding.

Evaluating funds to pay intern. Scope of work is through the winter. Dedicated people to include Hat Island as part of their course work. Good to have a professional eye on what we are doing and water run-off.

The Long-Range Planning Committee met on 6/15/22 to finalize the edits of the Building Guide which is being developed to help owners building on the island. This is a joint project which includes participation with the ACC and Nature Conservancy. Our next steps will be to have the committees review this version before presenting to the community and HICA Board for approval.

As you can see there are many new owners who are discovering Hat Island. We've never had a master plan and the timing is right to evaluate community concerns, priorities and direction for future growth. We have reached out to the University of Washington and other agencies to help facilitate the development of a master plan for our island. The LRPC will be surveying the community as well as scheduling a meeting to identify top priorities for our ownership.

Listed again are the results of the 2016 & 2019 meetings and the top categories and priorities then.

Finance – Improve collection of past-due assessments and fees; possibly contract with the collection agency.

Growth – Fact finding on sustainable growth, including water and septic, buildable and non-buildable lots and strategies for combining lots.

Ferry, Parking & Transportation - Community vote on ferry replacement in 2019 ballot.

Governance – Review governing documents with respect to the vision statement. (Governance Committee). Include legacy, Lars and inclusive thinking.

Golf/Marina – Dredge, replace all creosote pilings as well as reconfigure PSYC docks.

Internal Management – Outreach to all community members, including both home and lot owners to increase owner involvement.

Maintenance, Equipment & Water – Establish committee to assess maintenance road grading, bluff and drive the drainage plan.

Develop overall good, better, best drainage plans.

Long Range Planning - Prioritize how we spend available fund for capital assets or changes to forecasting funds.

Respectfully,

Kurt Kassahn – Chairman

## **Marina Committee**

Marina Park Presentation by John Gray

### **BREAKWATER REPAIR 175K**

G dock slips repair

Marina part improvements- fundraiser staff and maintenance cost- community project.

Phase 2 starts next week- behind the shelter grading and pavers

4 new patios , furniture, covered landing, beds and plans 1-5 phase

Cost is 52k donation program

Direct donations- materials and labor

Main program buy a brick \$200 laid into the hardscape- buy a feature – patio, etc

Transparent with donations. Managed by the office. Goal to make front of the island welcoming and beautiful.

Dan: Formatted with Kim template (just like Golf) provision for supplemental funding through the island. Budget input consider with your submittal.

## **Safety Committee Report**

### **Current Projects and Status**

Community Safety Day-Saturday, July 9, 10am to 3pm. Safe the date! A joint event of the Fire Department's Community Involvement Day with the Safety Committee that will include these activities:

#### **At the Fire Station (Thank You to Duan Tinus!):**

Airlift Northwest

EMT's doing demonstrations and providing information

Q & A about fire trucks and equipment

Handout about "Doing You Own Safety Self-Assessment" of your boat or house

Create your emergency preparedness materials

"Be a fire fighter - Join the team.

Lunch is provided at the Fire Station

#### **At the Yacht Club:**

Town Hall meeting with the Sheriff Adam Fortney, 1pm at the Yacht Club

#### **At the Marina:**

Coast Guard Auxiliary doing courtesy safety assessments of boats,

Sheriff and Everett Police Marine patrol units: Q & A, and Snohomish County Search and Rescue may be present depending upon their availability.

**Other Things:**

Safety Information Posters Designed. These will be posted around the island with information on how to contact police, medical, fire and island services. Thank you to Lori Christopher for the design work.

Uneven concrete slabs at the Commons. Until a repair is done, suggested that the yellow paint be applied to mark the trip hazard.

Invitation to join the Committee. Are you interested in contributing to improve the safety of the island and to provide recommendations to the Board of Trustees and the Island Manager?

Email or see John Gray at [johnlgray425@gmail.com](mailto:johnlgray425@gmail.com)

Dan: Questions about safety of play equipment by yacht club- can someone look at it and make recommendation?

John: Yes, the Safety Committee will review and provide a report to Kim

**Water Committee report**

Water Update 6-15-22

Water produced in May:

May	YTD
Wells 366910	1,655,780
RO 99,660	368,220
Totals 466,570	2,024,000

During May the Wells performed as expected and the RO production was back to normal.

The production from this period was 28% more than May of last year. The water mix was 79% wells and 21% RO.

The YTD produced is 35% more, due to 3 more leaks in Division H, than the last 2 years avg of their YTD amount.

The overall total for May was higher due to the leaks we fought in May.

**Social:**

Need social committee chair  
Tonight summer solstice bonfire

Concluded motion to go to exec session

Paula: It is 12:47pm  
Can I have a motion to move into executive session to discuss legal and personnel matters

Kelly: Motion  
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	Yes
Ray Stephanson – Trustee	Yes

**Moved to executive session**

**1:04 pm**

Paula: Returning to open session

Item discussed in Executive Session.

Ray: Motions as Board Representative to the ACC recommendation to turn over owner who's name and identity is confidential to county and legal. Owner has been notified they are in violation for not producing a building permit and continued to build.

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  
Ray Stephanson – Trustee

Absent (on a flight)  
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.