

July 16, 2022 HICA Board Meeting:

In attendance: Paula Bafaro President, Dan Jensen Vice President, Kelly Dukes Secretary , Don Stark Treasurer Trustees Erik Smith, Aimee Caccavale, Ray Stephanson

Motion to call meeting to order Don Stark, Ray seconded 10:31

Community Input:

A community member requested that when someone has free items on their property that others please not add to their items or free pile. Please take care of your own stuff.

Don Stark: As a boat in only owner I have been working on a number of items that they are getting ready to present to the board. Jody Norgard is giving a list to Don to be presented to the board for consideration.

Erik Smith: Are we going to address the signs that were blocking the road. We had an owner put up signs blocking roads and we cannot allow owners to do this. Everyone needs to know that the roads cannot be blocked for obvious reasons such as safety. If this is something that continues to happen the board will have to work with the governance and safety to come up with fines. This is not okay.

Kim: Absolutely and we will ensure this is addressed if it happens again.

President letter July 16, 2022 July 16, 2022.

Summer is here, as is evident by the increased numbers of Hat Islanders present, and the beautiful weather. I have seen many new faces on the island, and so many smiles! PUD crews were on Hat Island last week to take advantage of low tides and make repairs to a submarine cable that supplies power to the island. They confirmed it could not have gone better, and the successful repair improves power reliability and resiliency until a new cable can be installed. The entire island, with the exception of the RO building, is back to full 3-phase power. In a week or two, PUD will return to rewire the RO, removing the generator and putting the RO back on power supplied by the submarine cable. You may wonder if this means we no longer need to have PUD install a new cable to the island, and the answer is that yes we do. The existing cable is 55 years old, and originates on leased land. We will be installing a new and updated cable from Everett to Hat as planned. Looking back at some additional Island improvements, things seem to be going very well! The marina and surrounding area looks beautiful, and the flag reservations system is working great. The wash sinks are kept clean and tidy for the next crabber or fisherman, and people are courteous and helpful. The roads are smooth, and while dusty these days, that just helps us with the reminder to keep our speed down. I recently rode through the entire golf course and it is a place for us to be proud of. What a beautiful course! We have fun events coming up as planned by the social committee, and many of us learned some valuable things about boater safety, emergency response, and had a chance to chat with Sheriff Fortney at last weekend's Safety Day. Our ferry's extra run has been quite popular. Parks and Rec are working on adding pickleball to our tennis courts, so you might want to start practicing for a tournament coming up! ACC is kept busy with new homes coming in or going up, and Nature Conservancy is in planning stages of keeping our island green and pristine. Thank you to the Finance Committee for keeping our island finances healthy, to Governance for working on businesses and other important matters, and to Long Range Planning for always keeping the big picture in sight. I will be asking Technology to look into a viable system to make hybrid meetings, utilizing both Zoom and in person. Our skilled water committee has consistently brought us reports of enough safe water for our island. Our committee volunteers are active, thoughtful, and getting things done. If there is an area of island life you are passionate about, be sure to get involved, either on the board (three positions open in September!) or on a committee. You can find a link to the board application on the Hatsland.org website!

ISLAND MANAGERS REPORT

What a beautiful summer our rainy spring is turning in to. We are extremely lucky to have such a great place to rest our weary bodies. The numbers of passengers on the ferry and the numbers of boats in the marina are an indicator that residents are getting out to the island and enjoying all of the great things it has to offer.

We've been a little shorthanded this past week due to COVID. Man, that virus just won't go away, and I really believe it won't go away. A word from someone that has been infected twice within two months and who is fully vaccinated and boosted...wear your masks and wash your hands. We will be sanitizing the office with the ferry sanitizer we purchased at the start of this pandemic. Stay safe.

Some points of note this past month from the island!

Non-Potable water has been repaired. This past month our non-potable water supply suddenly dried up. After some sleuthing and digging by our team we found that the drain that supplied the tank had failed. A quick fix and now our portable water is being supplied with new pipe. This water is available for owners to wash their cars, to take to use on their gardens, etc.,

Not sure where the potable water is? It's next to the RO building. Plug in the little pump and wash that car. POINT OF NOTE: It will be dirty again by the time you leave the marina parking lot. Make sure to unplug pump when finished.

Clearing and Trees- Snohomish County recently sent out a code enforcement agent and a supervisor from the permitting department to look at several properties that had been reported as areas of concern. One of the areas of concern had to do with tree cutting and trimming in critical areas, which Hat Island bluff lots and some interior lots fall under. The permitting supervisor has offered to work with Hat Island on a document to explain to owners when the works requires permits to clear, trim, or fall trees. In addition, the Board of Trustees, along with the Nature Conservancy and ACC will be working on a policy regarding clearing.

The Monday ferry continues to be a huge hit with owners wanting to extend their weekend on Hat Island. It is my recommendation to the Board of Trustees that we continue with the Monday run, monitoring the numbers to ensure that it is a financially sound decision for the island.

Speaking of ferry, please make sure your guests are aware of our luggage rules. We are running full loads of passengers and it is important that all passengers abide by the luggage rules. In addition, please remind your guests that when crew members direct them to do something it is required that they listen.

Treasurers Report

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

Capital Reserve: \$446,613.08

Cash Reserve: \$258,468.24

Marina Reserve: \$114,437.34

RO Reserve: \$180,743.13

Operating Income: \$282,652.50

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

Respectfully,
Don Stark
HICA Treasurer

Question in chat: Can you explain drop in operating income

Kim: We had to pay insurance which was a big hit due to the fact we prepay.

Nature Conservancy Report:

The Nature Conservancy Committee has been busy this past month with several activities. We invited Alex Pittman, Outreach Coordinator, from Snohomish County Surface Water Management to visit the island on June 27th. Several members of our committee and the Long Range Planning committee, Kim Gleason Island Manager, Sharon Meadows from Governance, and the UW Intern Carey Jang all joined us as we toured the island and the shorelines discussing a variety of environmental issues. A report from Alex that outlines his impressions and most importantly key departments and contact information will be sent to the Island Manger, the Long Range Planning Committee, and our UW Intern Carey Jang.

Laurie Gray continues to offer monthly low tide beach walks and they are well attended with 15-20 people every time and many families and children, which makes it very fun. We are also promoting removal of beach trash and encouraging community members to truly use the cans for just beach trash. So far it has only been a minor issue and we're working with the maintenance to get them emptied when full.

To begin the process of helping to keep our island green, the NCC would like to make a recommendation to the Board regarding lot K-A. This lot is already owned by the community, is located in a relatively undeveloped and beautiful part of the island, was recently considered as a location for the playground, and is a logical piece of land for a natural park. We envision that this green space "park" could be created with nature trails, benches for sitting, some signage describing the native vegetation, and become a destination quiet space to enjoy the best of the upland habitat.

The property has several significant large trees including Western Red Cedar, Big Leaf Maple, and healthy mature Red Alders. The natural vegetation of thimbleberry, salmon berry, salal, and sword ferns provides lots of shade, some wet and dry areas and would provide a variety of habitats to enjoy. Bird life is prolific here and I think one of the barred owl nests is quite close.

Our recommended motion to the Board:

Designate community owned lot KA as a green space park and give permission for the Nature Conservancy Committee to begin planning how this park could be created to implement a green space natural park.

Thank you very much.

Laurie Gray, Co-Chair Nature Conservancy Committee

Ray: Just an fyi on beach walk, there is currently a dead seal pup near Conwell Park

Erik: Questions on KA lot. I remember it was brought up that it was wet and parking is an issue.

Laurie Grey: We are envisioning this as a walking destination. The fact that it does have wet areas is somewhat of a benefit.

Erik: You mean similar to golf course trails

Laurie: Yes very similar

Erik: Do you envision Nature Conservancy would do upkeep or HICA

Dan: Nature Conservancy is working with long range planning and they are looking at different opportunities.

Don Stark: Makes motion for KA to be a green space. Kelly Dukes seconds

Erik: I would like to know more about the budget and upkeep. This might be our template for other green spaces

Dan: This motion is to designate that they can do the planning and show proposal. But as a matter of procedure let's get more info.

Laurie G: We would like everyone to know where KA is and take a look

Kurt Kassahn: I would suggest you get more community input.

Ray: Makes a motion to table item Dan seconds.

Kim: We do have to have a permit to put playground up. Snohomish County permit writer is preparing for us and new info for the report.

Marina Report: John Gray

Marina Committee Meeting Minutes, July 13, 2022 by John Gray

Information ITEMS – No Discussion

Current Marina Projects and Status

- 1) Electrical work on the pedestals on G-Dock will start soon. A bid of \$8,300 was received from a contractor who is an owner. Scope of work: repair loss of power to pedestals, move one pedestal, and add a new pedestal
- 2) Marina Park Improvement Project Update. Work started on the South Marina Patio that is next to the ferry waiting area. Work was paused while the pampas grass was used as a nest. Also, the supplier of pavers is temporarily out of stock. About \$2,700 in donations has been received so far.
- 3) The Marina Work Party had 16 participants for three hours of work. Lunch was served by Laurie Gray and Barb Holte. Kim Gleason contributed \$50.
- 4) First step of the 2023 budget process was completed with the submittal of these top 3 requests:

Also, request to raise the annual moorage by \$1.50 per foot to replenish and build the reserve funds.

5. The repair of the breakwater will start after Labor Day. The projected cost is \$175,000 and will take about two weeks. Not in this project is the repair of the breakwater that is adjacent to the Volunteer Garden. About 5 feet of shoreline has washed away and is not protected with rock.

6) Dock Sealing for B, C, and D docks. 15 gallons of Seal-Once, Marine Premium Sealer was ordered for about \$1,000. This will cover about 4,500 square feet of dock. Two people should be able to accomplish the work in about 3 days.

7) Multi-Year Permit Application – Work in Progress. A contract with Steve Quarterman of Landau Associates (an island owner) involved company is being worked on with Kim Gleason. The proposal includes:

- a. Wrapping up the emergency dredge application about work that was done.
- b. The Commons repair of the concrete slab and parking lot improvements that also includes the new playground, new north marina bathroom and new north marina ramp covering structure. Permits from only Snohomish County is necessary.
- c. Programmatic Maintenance Permit for future dredging, pile and dock replacement, shoreline, and maintenance. Permits are required from Snohomish County, Army Corps of Engineers and Washington Department of Fish and Wildlife.
- d. Timelines for these projects are tentatively:

- **DISCUSSION AND ACTION ITEMS**

1. Absentee Moorage Policy. Steve Jefferies brought this topic to the Marina Committee for consideration of changing. For the Board's consideration, the policy is mainly about the exception to the theme that owners must be present on the island to use the marina. Steve Jefferies made an argument that the allowable number of days for a boat to be left in the marina with the owner on the island should be increased. The topic was discussed at four meetings as the Committee attempted to come to a consensus on either to not change the current policy or provide a recommendation to the Board of Trustees for modification. The core question(s) was this sentence from the current policy and specifically the number of days for each season:

“Maximum number of days allowed is 14 days for “High” season and 30 days for “Low” season (as defined by the ferry schedule), totaling 44 days per calendar year.”

The Marina Committee did reach a majority consensus (one member dissenting) on maintaining the 14 allowable days during high season as defined by the ferry schedule. However, the second question of the number of days allowable during the low season was nearly split, 4 to 3, for increasing the number of days from 30 to 60. Therefore, the question is presented to the Board of Trustees to hear input from the community and to arrive at a decision.

The majority's analysis and reasoning to increase the allowable days from 30 to 60: There are five points to consider: (Reviewed by Bill Townsend and Steve Jefferies)

- 1) The storage facility” question.
- 2) Hat Island Marina has over 100 slips. During the low season, the marina is usually 33% to 50% occupied. This presents an opportunity for boat owners to use their annual moorage to be away from the boats to travel during the holidays, see family and take trips. On the busiest days of the year the island has never filled or turned away boat owners. Like all island policies this extension can be subject to change if necessary.

- 3) 30 days is not enough. Several short ski trips, touring the warmer climates and traveling for a month are all examples that more 60 days is more reasonable. When a boat is left longer than 30 days, the penalty is double the daily moorage rate which is indefensible.
- 4) Will relieve the staff the daily requirement to monitor the presence of boats and track the days they are in the marina.
- 5) Extending the policy to 60 days is a benefit to all owners and does not impact moorage availability during the low season.
- 6) The current policy is effective at keeping the marina unattractive as a storage facility. Increasing the moorage period will not affect the "storage facility" question.

The minority's analysis and reasoning to maintain the current 30 days: There are five key themes:

- 1) Though it is true that the marina always has space in all the slip lengths during the low season, the guiding principle remains the same, "The marina is for the owners with boats to come and enjoy the island." The demographic of boat owners is changing as illustrated by the rise of annual moorage permits from 110 to 150 in three years. Limiting the presence of boats where the owner is not on the island is one strategy to preserve the potential of having open slips to owners.
- 2) 30 days is enough time during low season. With four major holidays during the low season, this allows a week to be away for each one.
- 3) Limited slips for larger boats. Absentee boat owners tend to have larger boats and ones that do not have a trailer. The marina has very few slips 40 feet and larger. Allowing more of these slips to be used by absentee boat owners lowers the potential of slips for the other owners of larger boats to dock and stay at the island.
- 4) If an owner wants to be away from the island, there are ample options in the low season to store their boat. The impact to the owner is paying higher fees than the Community charges for annual moorage. The reason for the request to change this policy from 30 to 60 days is one owner's complaint that their annual moorage should pay for their boat's storage while they are away.
- 5) The ramifications for allowing more days are: (a) the likelihood of more work for the staff to deal with emergent issues on an absent owner's boat caused by severe weather during the low season and the increased of wear and tear on the docks. Though boat owners have identified a person to watch their boat, doing a consistent and quality job for 60 days is doubtful, and the burden to respond to a boat would fall on the paid staff. (b) Leaves limited opportunities for boat owners to "work the policy" and attempt to use the marina for long-term storage.

In conclusion, the current number of 30 days is reasonable, there is no evidence of a sufficient need to change, and the Community's assets, that is the marina, are impacted for the sole benefit of the owner who does not want to pay for a traditional marina.

2. L-dock replacement project: Marine pressure treated wood was bought and delivered for this project. Work needs to start immediately due to the condition of the dock. Bill will talk to Chuck Motson. Dennis will talk to George Harmon.

Action: Need to identify a project leader who will lead, plan, and schedule a work party or hire a contractor. No committee member volunteered for this role. The search will continue to find someone.

3. New Spill Response & Vessel Maintenance Practices Policy. See the attached suggested draft. 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. *See the attached proposed policy for discussion.*

Question: *Should the Committee create a policy change for the Board of Trustees to adopt?*

This was the first reading of this proposal. No discussion. The Committee will consider it at their next meeting.

4. Owners at the beach divisions using the marina. Some owners at the Divisions I, S, and U have asked for access to the marina to attend Community and Yacht Club events and their stay in the marina would be hours. The issues and options are:

- a. Dinghies, boats less than 12 long, can use the dinghy dock at no charge and is not subject to a time limitation.
- b. The 5-5-5 policy is essentially for day use of the marina. For \$5 and owner can stay 5 hours and must be gone by 5 PM. This could be modified for beach division owners to use the marina in the evening.
- c. Some lots in the beach divisions are not part of the Community. How to deal with them?

This was the first discussion of this topic. No decisions made. Dennis will research the prior decisions made on this question. Modify the 5-5-5 policy to allow evening use of the marina is an option.

Dan: Regarding moorage. Most residents need to have moorage in Everett and on Hat Island. We have to address the cost issues and what the moorage is. This is a loop we need to close

Paula: This would be attractive to me but I don't believe this should happen

Ray: I have moorage in Everett and I pay monthly what I pay on Hat for a year. With the jump in Marina moorage applications, we are going to run out of space and I don't think we can expand

Kim: Yes we squeezed everyone in on July 4th weekend. I had to pay for the days that I was gone.

Ray: One other option if I were off island for safety of assets. I would pull boat out in Everett so the risk is minimized.

Paula: Full time owners need to look at that as part of their vacation costs.

Kelly: I don't support expanding this

Erik: Are we willing to put this up for more community input?

Paula: Kim, please put something out to the community

Ray: Thanked John Grey for all of his work and dedication to the Marina committee and that he is doing a great job.

John: Kim and staff are a huge part of this.

Erik: L Dock and project lead are we putting this out to the community?

John: We are looking for someone to take the lead on this.

Safety Committee report: John Gray

INFORMATION ONLY ITEMS-NO BOARD ACTION

a) Community Safety Day in Partnership with the Fire Department's Community

Involvement Day. This was a well-attended event. Over a hundred people toured the fire

station, met Airlift Northwest personnel and our EMT's and had a free lunch. 17 boats received

a courtesy safety assessment from the Coast Guard Auxiliary and the Everett Police Marine Patrol. 20 people attended a town meeting with Snohomish County Sheriff Adam Fortney and members of his leadership team.

Special appreciation goes to Duan Tinius, Brad Tinius, Mike Worthy, Andy Grove, Kim Gleason and Lori Christopher along with the Fire Department, the Fire Department Auxiliary and the Yacht Club to make this a great community event.

b) Coming to your email: A Self-Assessment Safety Checklist for you, your house and boat and a flyer, "How to Get Help" on the island. Watch for this safety information poster to be posted at key areas around the island.

c) The Committee responded to a request by Trustee Dan Jensen and provided an assessment of the play structure near the yacht club. Summary: Though structurally sound, there are parts that need replacing, removal and adjusting.

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

Dan: Let's get community input on playground equipment

Don: Parks and Rec should be involved in this issue and can get feedback

Erik: How much would it cost to get it up to par?

John: Replace slide and the rest is carpentry work. Maybe 200

Social Committee Report: Lori Christopher

July 23: Massy Ferguson will be the band at 6:30 and will be looking for donations. We are now going to have a ferry run after the concert

August 13: Staxx Bros.

I would like to thank Jo Levin for all of her help in making these happen

August 27th Hat Island Talent Show

Garden: We are working on fencing for garden and if you want to help let us know

Thank you to everyone who has supported the garden with wine purchases

If you would like to make wine purchase you can email hatislandwine@gmail.com or contact Lori, Merry, or Wendy.

Motion to adjourn to executive 12:08 Erik, Ray seconds

Water Update 7-15-22 Erik Smith

Water produced in June:

| | June | YTD |
|--------|---------|-----------|
| Wells | 448,280 | 2,104,060 |
| RO | 30,480 | 398,700 |
| Totals | 478,760 | 2,502,760 |

During June the Wells performed as expected and the RO production was low due to the water quality.

The production from this period was 9% more than June of last year. The water mix was 94% wells and 6% RO.

The YTD produced is 29% more than the last 2 years avg of their YTD amount.

The exciting news is that after 4 years of running the generator for RO water the PUD was able to fix our third phase and the RO power has been restored.

Adjourn for Executive session we will have something to report.

Motion Erik and Ray seconds all in agreement

Reconvene meeting at 1:24pm

Erik Smith announced that we confirmed with Legal counsel, there was an attempt to schedule mediation and we would like to move forward with the judgement against primary lot owner.