

## Agenda

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

**Saturday, August 20, 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	Virtual
Ray Stephanson – Trustee	Virtual
Kim Gleason- Island Manager	Virtual

### **Agenda:**

Call the meeting to order  
Approval of minutes from June 18, July 16, July 24<sup>th</sup> 2022.  
Community input (please limit your comments to three minutes or less)  
Presidents Report  
Legal Report  
Island Managers Report  
Treasures Report  
Committee Reports

Following this meeting is meet the Candidates

Paula Call to order 10:30am

First order of business is to approve the minutes from June 18, July 16 and July 24, 2022. Call for Motion to approve.

Erik: Move to approve  
Aimee: 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:**

#### **Fee items**

Hello. Would you please remind the community that when a fellow residence has “free items” posted on their property, it is not OK to add your “FREE ITEMS” to someone else’s free pile. We all know how difficult it is to get garbage off Hat Island. Take care of your belongings yourself.

Thank you

#### **John Lundin, W004- Request to Live Aboard during the building of his home.**

I’d like to see about stretching the Wolf’s duration in the marina during construction. I know there’s a provision in the rule book for this.

Please note that I still have my primary moorage at the POE and will return in regular intervals to pump out and fill water. My intention is to keep the Wolf at the POE in the long term, and would most likely not exceed three weeks at a time here at the Hat marina.

Dan/Paula: Recommend tabling discussion as there is additional discussions about the marina later, talk about it then.

#### **Robert & Katrina Perasso N7**

I’m frustrated with the lack of slips in the marina during the summer and owners that have two boats moored should not be allowed to have two vessels at a time during the high season and have to remove them not just the holiday weekends They are taking the premium spots and their second boats aren’t moving or being used very little Also if two boats keep being allowed they should pay daily rates on the one that is being stored and not being used at all or very seldom which I’m sure would cost them \$30 - \$35 or more per day I’m sure they would move them if paying the daily rate I believe this policy needs to be changed

Respectfully,

Robert & Katrina Perasso  
N7

Discussion: Again, additional discussion about the marina. Recommend tabling to talk all of it together.

**Brent & Brandy Hackney B-107**

I am sending this email to let you know about a few concerns I have with the marina slip availability.

There have been very limited slips available this summer, this is new from past years. Numerous times we have had to use larger slips and take up the spots for the larger boats on different weekends other than the traditional busy weekends. After talking to other owners it has come to my attention that several owners have two boats in the marina at one time.

With all the new owners coming to the island maybe it's time to reevaluate the two boat policy. Possibly only allow two boats on special occasions but not necessarily on a permanent basis.

I would appreciate you bringing this concern to the board's attention at the next meeting.

Sincerely,

Brent & Brandy Hackney B-107

**Darla Younce A30**

Dear Board Members

First of all I want to thank you for your service. I know it takes hard work, time and thoughtful consideration to manage the many different issues that arise within the community. I applaud each of you for the work that you do.

Second, I would like to request that we keep the Monday ferry run throughout the entire year. It certainly has worked out well for my family and I've heard from many other riders that they would love to keep it on a permanent basis as well. Also I am wondering if the Friday night ferry schedule should be adjusted to an earlier time or, add a morning ferry. I personally do not use the Friday night ferry

because it runs so late. In the winter months it's pitch dark and difficult to navigate the parking lot, among other things.

Thank you for your time.

Very best regards, Darla Younce - A30

## **Beach Access only lots**

### **2022 Beachfront (beach-access only lots) Proposals**

#### **July 2022**

#### **1. Purchase a small landing craft that could carry small cargo loads and up to six passengers**

Benefits:

- Most important, the Fire Department would have a quicker response time to the beach-access lots. They could bring down equipment when needed for an emergency or for maintenance of fire department equipment.
- Use for Maintenance workers (i.e.: Water repairs, PUD, Whidbey Telco, etc.) to bring equipment for repairs and maintenance to the beach access lots.
- Use to transport smaller items (all island owners)
  - o i.e.: appliances, misc. construction needs (lumber, flooring, furniture, toilets, etc.)
- Use to transport golf carts, ATV's, etc. to and from the Island (all island owners)
- Use as a shuttle to the beach-access only lots for owners using the ferry. (As the Rabbit Express does for the owners with road access). In addition to the equity issue, this would enable owners to come to their property during winter when neither dinghies nor docks are available.

#### **2. Provide beach-access only lots with temporary mooring permits.**

**Currently the beach-access lots must pay moorage by the foot.**

- We cannot attend community functions, visit friends and family, golf (which we also pay for) without paying a moorage fee.

Example: An invite to dinner at a friend's home with road access costs \$15-\$20 for an average size boat. The same holds true to attend a function, purchase items at the Yacht Club, etc.

We propose that the Community provide beach access only lots with temporary mooring permits (or a specific time without a moorage fee, up to 4 hours.)

### **3. Adjust marina rules to allow moorage of docks during off-peak (October-April).**

Current practice is for docks to be towed to the Snohomish River with arrangements made with adjacent property owners. As development increases along the river, fewer and fewer of these arrangements are available. For beach-access lots, docks are an important part of owner's ability to enjoy their property, particularly those with mobility issues. This would increase marina revenues while not presenting any of the safety or environmental issues that the moorage of boats entails.

Discussion:

Paula: Clarification if the docks are being requested to be stored in the marina or on land at Hat?

Don: In the water. In the winter time, boat in only properties need a safe place to store docks due to weather, the docks cannot remain in the water. Docks either need to be towed somewhere else or towed up onto land. Some owners in Division U are able to tow their docks up onto land, but that is not available for a couple homes in Division I. Those docks need to be taken away from the winter storms. The suggestion is to allow those docks to be able to pay moorage fees to store the docks in the Hat marina during off peak season which solves the issue for the owners and provides additional revenue to the island.

Paula: Thank you for explaining that. This will be discussed during the marina committee coming up in the agenda.

Don: I motion that the Marina Committee consider and make a recommendation to store docks in the off-peak season, with those recommendations coming back

by September 15, 2022. Due to necessity for these owners to make decisions where they will store their docks, generally in the month of October.

Ray Seconds the motion

Dan: We have several requests to discuss modifying marina guest policies coming up, perhaps we can combine.

Don: Concurrence, it may make sense to wait. Tabled the motion and will address with other items in the Marina Committee Report.

Don: The other topic that has been brought up is the notion of a utility boat. If I might, make a motion so that we can discuss this more.

Don: Motions that the board chair established a temporary taskforce to consider and make recommendations on the proposal that Hat Island Community Association purchase and operate a utility boat for the purpose of enhancing the fire departments response capability, transport owners of beach access lots to and from the marina, allow access for maintenance, and water service to those property from HICA staff.

Dan: Seconds

Don: As the benefits described above there is a larger question. I joined the Board as the first person from the beach access lots in some time. It was my objective, having been on the island for approximately 70 years, to increase participation and engagement by people in U and I Divisions primarily and other beach access lots in the community. We have social events, volunteering for committees, participating on the Board, being involved and integrated in the rest of the island. There are essentially two islands, one where they have to come by boat, with boat and beach access and those who have the flexibility to own a automobile and better mobility on the island as well as access to the island in the winter time.

The island finances are not exactly fair for the people of these two divisions. We pay for many of the things and functions of the island. Many things are paid by user fees and partially by dues. Some of these activities like the marina and golf do not pay their full share, including capital costs, we pay more of those things

that we have less use of. These things are related, more participation is going to need to finance these things more fairly but also do some things that involve more outreach and better sense that there is one island, not two.

Back to the motion- this involves multiple committees. I thought that a task force makes some sense. Would like the Board chair would have the ability to appoint a diverse group of people from those committees and beach access lots to participate in the task force and get some recommendations.

Ray: A vessel like that could really benefit not only boat in only properties, but other beach property homes (non boat in only). It can be difficult to wait for the barge. While we do have the ferry cargo runs, it cannot accommodate some things. It is all about funding plans and what makes sense. It is about fairness. I have decades of boating experience and would be willing to work with this group to make this happen.

Paula: Considering a used boat or commissioning a new boat to be built?

Don: We would need to explore that. The Port of Everett has a boat like this. Camp Orkila has a boat built by Munson Marina that can carry up to 6 passengers which is important for licensing purposes. The task force would look at what is the budget and funding plan and come back with a recommendation.

Paula: Perhaps there is opportunity to share the vessel, but the task force would be able to explore that. We are recommending Marina, Vessel and Safety Committees?

Dan: We should include someone from the Fire District and Long Term Planning.

Don: Include the Finance Committee.

Ray: As a community we have the ability to work with our Congressional Delegation to work with Homeland Security. I worked with that agency to get 2 boats, one with fire capability. Fire is a homeowner's worst nightmare. This is another option to reach out to Rick Larson and his office to put in a funding request for a vessel.

Kim: Question in the chat, what are the size of the docks will that we are proposing to be stored, and will that effect boats access?

Don: Table that question till later as we have another topic and motion on the table. Discuss in the marina committee section.

Erik: Before I vote, I would like to the participants of the task force approved be the heads of the various committees.

Don: Jesus...

Erik: What? Don?

Don: Well, if we wanted to mirco-manage this from the Board, we can do that. However, it feels like Paula has the sense of what we are looking to do. We don't know that those committee heads are actually available or could devote the time to it. Let's put this in Paula's hands to see how we can best pull a committee together.

Erik: OK, I will finish what I was saying, but would appreciate you not making slurs while I am trying to make a statement.

Don: I do not think that is a slur, but I apologize.

Erik: You said, Jesus... while I was talking. Paula- you can do what you want, it would be nice to engage leaders from the committees to be involved.

Paula: I don't think I can just appoint people to a task force. I think we should ask the committee chairs and they can appoint a person from their respective committees to participate in the task force.

Aimee: I concur.

Erik: Did we get an approximate cost?

Don: Munson Marina Camp Orkila boat was \$150,000 brand new, with fold down seats and a small cabin on it. This would be similar to some of the boats in U and I Division. This is a long-term undertaking, if we ordered now, it would take 18



months for delivery. Will need to consider costs but this is would have a positive impact on the island.

Comment in the chat: Udo Gertz: If there are beach/boat in only access lot owners who have boats like this already perhaps the Island could work with those owners.

Don: They are similar, but whether they would fit the use /needs of the fire department or others intended purposes is not known. Also these boats are privately owned and not available for the fire department use. (not always on Hat)

Dan: Lots on the agenda, we should consider approving

Paula: This is my last meeting. As that Committees from Fire, Finance, Marina, Vessel, Safety and Long-Range Planning Committee to recommend someone for the task force before the next meeting.

Ready to vote to form a task force.

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:

Barb Conwell A10 - What are the size of the docks and will that effect winder moorage. Will that effect owners that are requesting winter unattended moorage.

Sandy Bettencourt:

I would like to thank the Fire Department (FD) for your service to the Hat Island Community. Your service to help us in times of need is selfless. Thanks to you all. I have a request for the Fire Department and Board of Trustees. Our recent notification from the FD and Island during are a bit concerning in the area of recreational fires during burn bans. I do appreciate that the FD has now called for a complete ban on recreational fires at this time. I may have missed a clarifying email regarding this topic, however was concerned that the prior information about having campfires on lots which doesn't have an ongoing source of water such as a charged hose that 5 gallons of water is sufficient water source.

The FD does now list all fires not allowed.

My concern is lots without charged water source. My requests is based on the prediction of longer hotter summers. I am hoping propane fire pits would be allowed. More complete list.

Kurt Kassahn:

Marina parking. Short term parking. More vehicles coming to the island. Difficult to find a spot. Policy of long-term parking in place. Do we have a spreadsheet to track who needs to be fined.

Kim: Yes, we track, takes time. We need people to leave their cars at their houses.

Ray: Noted that some ATV's and golf carts are parking on car spots.

Kim: Good point, I will add a reminder to the community newsletter

We can consider them an abandoned vehicle, working with Harbor Master. The marina is very full.

## **PRESIDENT'S REPORT**

Well, this is my last regular board meeting as a member of the board. I am pleased with the work that has been done in my time on the board, and that we have kept calm and maintained respectful dialogue. My main goal was to listen and hear every single owner, without any agenda or preconceived notions. I think

I did pretty well at that, even though there were times I had to dig in my heels when I needed to. I am confident the transition will be a smooth one, and I will be leaving you with an excellent board.

I've learned recently that not everyone realizes the process of board election, so although it's a bit late for this election, you will now have the information for the next one. Any Hat Island owner in good standing can put in an application to run for the board during elections. There is a "Meet the Candidates", which happens at the August board meeting, which is today, and then Ballots are sent out. Hat Island owners vote on who they think will best serve. September is our HICA Community Meeting, which is run by the community, and is not a regular board meeting. Prior to the start of the September HICA Community Meeting, the vote counts are read, and our new board is announced. The new board then goes into a special executive session, to nominate and vote on the officers of the board, President, Vice President, Treasurer, and Secretary.

I want to say before I step down next month, that your letters and conversations do matter. The Board reads and discusses, and often learns something from them. I personally appreciate the surveys to get a read on how the majority of involved owners feel about certain topics. So please do stay involved. I plan to take a bit of a break, but will be looking to join a committee or two when I feel I'm ready. Thank you all for your patience while I learned the ropes, and please consider me a resource if there is anything I can help with in the future. Hat Island is my passion, and my home, and I'm not going anywhere.

Paula Bafaro  
Board President

### **Island Manager's Report**

There is so many great things happening on the island, and I do my best to communicate them to you all through email, that Hat Island webpage, Facebook and Twitter but I still can't seem to get it all in one message. If you are not receiving my emails, please make sure to let us know by emailing [hioffice@hatisland.com](mailto:hioffice@hatisland.com) or calling us at 360-444-6611.

Some of the thing's islanders should be prepared for in the coming months:

- North Marina Breakwater repair will begin. This will impact Marina Beach and we will ask owners to stay west of the work being completed.

- Drainage in parking lot area will be worked on.
- Addition to the shop to protect our aging equipment
- The beginning of an upgrade to the RO.
- Repair of the “L” dock to address safety concerns
- Depending on permitting, repair of the Commons foundation and construction of the new Hat Island Playscape.

At the Board Meeting in July the Board of Trustees had three requests for action from three different committees. After taking in the information they directed me to communicate these issues to the community at large and seek input from HICA members. Following the meeting a community email was sent out with a summary of the meeting and call for input on three topics.

At the Board Meeting in July the Board of Trustees had three requests for action from three different committees. After taking in the information they directed me to communicate these issues to the community at large and seek input from HICA members. Following the meeting a community email was sent out with a summary of the meeting and call for input on three topics.

**Nature Conservancy request to designate the 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.**

**The Community feedback on this topic was:**

**Gail Winberg (N004)**- I am in favor of the recommended motion designating the community owned lot as “green space”. Great idea! It would also be helpful for the committee to make a “walking map” for the community to encourage MORE walking and less driving.

**Jill Huentelman and John Fisher (W006)**- We are in favor of designating community owned lots as parks, especially bluff lots that would help interior lots have water views. Fully in favor of making K-A a community park.

**Lisa Delaney and Karl Arhart (J036)**- Although in general the park development is a positive thing, we are opposed to this project at this time. The chance it will create more problems than benefits makes me uneasy during this time of so many changes going on in all parts of life. It's not as if there aren't lots of beaches, dirt roads, parks for walkers. The lot will still be green space if it's simply left alone for now.

**Jason Downing (H013)**- For KA, I like the idea of adding trails for hiking and I can see the benefit of having a bench or two in a couple of spaces. I don't want to see space cleared for parking spots, though. A bathroom might not be a bad idea, especially for any one on our island who really loves the great outdoors but can't enjoy their time without that amenity. It wouldn't have to be as big as the one off the boat ramp, keep the impact minimal.

**Greg and Diana Bonn (C004)**- Regarding the "green space natural park" on lot KA, we have no objection to creating a park, however, we would like to know where they envision the money coming from to provide the benches, signage, etc.

**Karen Conner (G050)**- We support the lot of KA to be used as a nature park.

**Jen Kelley (W016)**- Yes and fantastic to designate this property as a green space park. We fully support.

Paula: Motion making lot in K division a greenspace park

Ray: Motions

Aimee: Seconds

Discussion: Erik- questions

Table for now address during Nature conservancy

**Marina Committee Discussion on Absentee Moorage lead to a split by committee members on whether or not to increase the number of days boats can be left in the marina during the low season. Presentation was made to the board regarding arguments for and against an increase of days. The board asked for input from the community.**

**The Community feedback on this topic was:**

**Duan Tinius (M030)**: Seems to me that the HICA wants to redefine the words "annual moorage". Does not annual moorage mean from January 1st to December 31st? Imposing a 30 day limit for permanent full time residents penalizes the mentioned residents. So are we to restrict any vacation to either 14 days during high season or 30 days during low season? That is not fair. Is there any place that you pay for annual moorage that doesn't mean annual moorage? If we travel overseas, we have to limit our trip to 30 days. I think that if someone were to take the island to small claims court over this, the island would lose. Your full-time permanent residents are the ones who keep this island running (employees, EMTs, regular volunteers). There will always be people who try to take advantage of any rule but I think those people are easy to spot.

**Joan Catlett (M033)**: My thoughts are to let the current policy stand.

**Nate and Alice Moyal (F025)**: We say keep it the same otherwise it appears full timers have an advantage over lot owners.

**Lisa Delaney and Karl Arhart (J036)**- We are in favor of no change to the marina rule.

**Joyce Hammell (B036)**:

1. Change the absenteeism moorage. Agree with the fact that if you live full time on Hat Island as the Jeffries do, 30 days is not sufficient to travel to see family, vacation or meet demands of daily life from the island (health care, shopping, work responsibilities) especially during the season when the transit conditions may be poor at best, deadly at worst. The need to remove the boat if traveling in January may lead to poor decisions on how/when to get the boat across. The boat community is generous and skilled in

helping ensure the safety of one another's' craft when "boatsitting" for neighbors. We can do this.

A real "wrench in the works" of a suggestion may be to have a policy that varies by boatowners' legal residency as noted on tax return. 60 days for island residents, 30 for part timers.

**Chad Matteson (G042)**- Thank you for all the information and updates on the board meetings.

As for increasing moorage days in the off season from 30 to 60 days for someone who is off island, I think is a really bad idea! With more and more people moving full time to the island it is getting harder to find available moorage. If people are leaving their boats for 60 days the natural reorder of the first come first serve idea doesn't work. Bottom line, the marina is getting too full to have boats just sitting and clogging up what could be open slips that are dearly needed.

**Jen Kelley (W004)**- We agree that an increase in allowable days to 60 needs to happen. 30 days off island is not enough. (I would also add a few more days to the high season or at the very least, be able to be off island as medical needs arise. It is very challenging to not be able to leave island overnight (the penalty is way too high) when a medical or family issue needs to be dealt with.

**Toni Jefferies (B028)**- I would like to comment on the Absentee Moorage proposed change. We have had property on Hat Island for almost 20 years and have lived here full time for 12 years. When the policy had 30 "consecutive" days in the low season we had no problem with this policy. (We were told that ONE person tried to "game this system" and that is why it was changed.) Since "consecutive" was removed from the policy we have found a significant impact on our family and other island owners who have mentioned it to us.

Saying 30 days is enough for the four holidays as was stated in the proposal is possibly from the experience of others who have no children, or their family lives close, or they are not as active during the winter as we are. Our children and grand children live in two other states (UT and TX) and my family is in Oregon and Steve's in England. We have often found ourselves having to decide which of us will go to family when we have reached the 30 day limit with holidays, grand children births and birthdays, elderly relatives illnesses, family functions, and wanting to also pursue our own winter activities like skiing, hiking, snowshoeing, etc during the low season. I found myself driving on several occasions alone 6-8 hours to visit my mother in her final years. I attended the birth and visits to grandchildren by myself and Steve saw his relatives in England without me. This was to avoid this punitive system of fining us on top of our other travel costs, as just a few examples of the impact this policy has had on us.

Yes, we choose to have a non-trailerable boat because we like to cruise and sail. Is the island trying to discourage larger boats? To fine us double the daily moorage on top of the annual moorage seems extremely punitive. We actually found this last spring that we could pay guest moorage to Everett for less than incurring this fine here on the island. So they got our money instead of the island and our slip here sat empty the whole time!!

We love the island and have given, and continue at present, to give many many hours in volunteering to support this community. However, this policy makes us feel at times

like prisoners or hostages of the island, dictating to us our low season activities or face large fines!!

I would like to see the low season allowance of days extended. It is a less busy time for the marina, and is generally three times the length of the high season,

**Discussion:** Defer discussion to the Marina report out

**Determination of what to do with the existing playscape near the Hat Island Yacht and Boat Club.**

After a presentation by the Hat Island Safety Committee on the safety of the existing structure and a determination that it would take very little to bring it up to date, the Board of Trustees asked the community for their feedback on what they would like to see happen to the playscape.

The Community feedback on this topic was:

**Travis Steele (J026)**- Repair Play Structure

**Gail Winberg N004**- I am in favor of repairing the existing playground near the Yacht Club.

**Jay Curcio (H007)**- My vote is to repair the current structure. It is nice having an additional option, plus another location to use after the other donated play structure is installed.

**Mandy Morrison (E029)**- playground structure – remove

**Jason Downing (H013)**- Play structure at the Yacht Club. My wife Kari used to own on Hat for 12 years. Alexa, her daughter, grew up playing on that very structure and in returning to our island this year, it has brought her joy to see that it's still there. Even as a young adult, she has gone on the swings and it brings her right back to childhood. I'm sure she probably isn't the only one who would shed a tear to see it go away. We were just down there and she was on it. I agree that it is a sound structure and could use some maintenance in order to keep it around for many years to come. If volunteer work is necessary, please tell me how I can help keep it there and intact. I've been swinging hammers and running saws for the better part of 35 years and have been in building maintenance for 29 years. No need to lay this structure to waste, it fits our island and is always in style!

**Greg and Diana Bonn (C004)**- Regarding the existing play structure, we feel that it would be in the community's best interest to repair the existing play structure so that it can be used in addition to the newly proposed play structure.

**Karen Conner (G050)**- We think the existing play structure should be removed. It is in a high traffic area that could potentially be a risk and a liability to the community. This area could be used for extra parking.

Paula: Looks like the majority of feedback supports repairing the structure. Can I have a motion to repair the play equipment.

Dan: Moves  
Ray: Seconds

Discussion: Play structure needs repairs/new slide, agreement to cap the repairs at \$2,000.

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

### **Treasurer's Report for August 20, 2022**

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

Capital Reserve: \$438,038.68  
Cash Reserve: \$258,481.41  
Marina Reserve: \$114,443.17  
RO Reserve: \$181,180.56  
Operating Income: \$321,231.97

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

Respectfully,

Don Stark

HICA Treasurer

Discussion: Credit Card fees are 4%. Payment immediately is a benefit; however, credit card fees are beyond what we budgeted. Cost so far 2X what was budgeted. We would almost have to ask for a vote of the people to continue accepting credit cards.

Request Island Manager be given authority to notify owners the person using the credit card will have to pay the fee. To avoid the credit card fee pay by check has no fee. Late fees are more than the credit card fees. On a positive note, Ferry income has increased substantially. Fuel efficiency – is increased income per passenger mile.

Don: I would like to motion to begin charging back credit card fees to the credit card owner through the end of the year.

Dan: second

Discussion: We need to access next year's budget and determine how to proceed.



Kim: We introduced credit card payments as a convenience several years ago. We have tried several options to reduce costs, including changing banks. If you are late on your assessments the fee is \$25.00, if you use a credit card it has a 4% fee for your assessments it is only \$12.00.

Aimee: We are still taking Venmo?

Kim: For now we can take Venmo without fees if the user has a credit balance in their Venmo account. If they are using a credit card to pay with Venmo the fee applies.

Paula: Can you pay directly via bank account without a fee?

Kim: That is considered ACH (electronic fund transfer) our current bank does not have that capability. Will look into this further for options. Owners always have the option to send a check via online banking to the island.

Kim: The amount of credit card fees we pay varies on the type of transaction and the card.

Kelly: Just wanted to verify that we have looked at the time value of money, and will this slow down our collection of funds? Just want to validate that we have considered that.

Kim: We have.

Dan: First 6 months of the year we have paid out over \$18,000 in fees. We need to address this.

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

Erik: Don you mentioned inflation has increased. Federal reserve may get worse. Should we do something now?

Don: Meeting next month. Better read. Believe the budget will land OK, some has run over, credit card is not inflation. Budget is landing where we expected. Budget is expected to land where we expected for Golf, Marina, ferry. All doing well. Gas costs are recovered via sales to the community.

Dan: We do expect a cash flow impact as Matt Surowiecki has stopped paying his contractual obligation to pay on the marina loan. Unless he starts paying that it will be a \$100,000 hit to our cash flow.

Don: That is right, shortly after the Supreme Court Decision in favor of the Island, he decided to stop paying his marina payment of \$10,000 a month.

Kim: Looking at barge rates, they have not been adjusted in a long time. San Juan Enterprises our barge company, will be charging for fork lift use for pallets. Rate will be going up. Set prices advertised to the community, will have to pass those increases to the barge. The barge company uses their forklifts, gas and crew to move things like IBar

Discussion: Kim has the autonomy to flow down any price increases.

Kim: Discussed with barge company and they have agreed to waiting till Oct barge runs to impose those fees.

Ray: Property owners may see increases in fees next year, we want to start socializing this. Employees not being paid a fair market value wages. We don't know that until the analysis and budget is done. It is important that the discussion about how things like the ferry are doing well lull people into thinking the budget is ok, we don't know where we will end this year and what the budget next year looks like.

Paula: I am looking at the agenda and we have 10 committee reports. I don't want to sell anyone short, but if everyone gets 12 minutes, we will be here another 2 hours and then we have meet the candidates. So anything we can do to keep thigs rolling. Let's jump into the Committee Reports.

## **Legal Report: None**

## **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: Looking for a Committee Chair

Water Committee Report: Read by Erik Smith, Board Chair

## **ACC Report**

**August 16, 2022**

## Board of Trustees Board Meeting – ACC Committee Report

### New ACC Co-Chairs:

The ACC elected both Keith Litchfield and Sandy Bettencourt as co-chairs of the ACC committee. Please direct all information and questions to the full ACC at [hatislandacc@gmail.com](mailto:hatislandacc@gmail.com).

### ACC Building Submission Applications Update (January – August 8, 2022):

8 Homes

3 Sheds

Other: 1 Carport, 1 Fence, 1 HICA Playscape

### **Move-In House Approval Process-** presented by Sandy Bettencourt

Hat Island has experienced extra activity related to move-in houses. This activity has generated several questions and concerns. The ACC would like to briefly discuss the process that these homes go through once an application is submitted:

Owner submits building submission form to the office. Move-in homes must provide all the same information that we require of stick-built homes such as:

Plot plans with setback distances, house plan with square footage, building elevations with height calculations (that meets the CC&R's 30 ft. maximum height requirements. In addition, photos of the building from all sides are required.

The ACC does a site plan to property review to evaluate the move-in home project as staked/marked in the field. The field review must match the site plan and submission information. Once approved, notification is sent to the owner. The ACC has general stipulations such as making sure all construction and other clearing debris are removed within a stated time period etc. They owners are also required to notify the ACC if any part of the approved plan is changed.

Once the building site and plans are approved, the ACC signed paperwork is routed to the HICA office for recording, filing, and mailing to owners. The application is not fully approved until the owner signs all agreements and conditions.

The HICA Island management is responsible for coordinating all move-in logistics. This includes confirming the house move route with the owners and their contractors including the moving company. Our Island Manager can speak to these requirements if needed.

All homes must be finished (exterior appearance/paint/etc.) in accordance to the CC&R requirements.

## **Temporary Use of “Recreational Tents” on Private Property** – presented by Keith Litchfield

See Attachment #1: ACC exception to CC&R# 9 RE: Allowance of recreational tents on private property with a permanent residence with water and restroom facilities.

The following recommendation was passed by the ACC by: 5 Yes Votes and 2 No Votes.

Submitted by: Keith Litchfield and Sandy Bettencourt Co-Chairs

Draft (For Review Purposes Only)

Architectural Control Committee (ACC) Camping (tent use) Exception to Hat Island  
CC&R #9

August 8, 2022

### **Background**

Recent Board of Trustee discussions have occurred regarding the CC&R #9 and its prohibition of “tents” as included with other non-residential structures for the purpose of camping on a Hat Island private property.

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

*After a review of CC&R #9 the ACC would like to make the following exception as allowed under CC&R #19: **“The Architectural Control Committee shall have discretion to allow exceptions to any provision of this document”.***

### **CC&R #9 Exception Approved by the Architectural Control Committee (ACC)**

*The use of a “recreational camping tent” as a “temporary” use for the purpose “owner/family” camping may only occur on developed lots with a single-family residence with potable water and restroom facilities for a limited time period. Camping tents may be used for no more than 10 consecutive days or for a total of 14 days in one month as long as the owner complies with all other island rules and CC&Rs. Additional time may be granted by the HICA Island Manager or Board of Trustees. Camping on undeveloped lots is strictly prohibited and is restricted to the Hat Island “Commons” which is located*

*near the beach. In addition to providing a designated campfire ring, this location provides for both potable water and restroom facilities.*

**Justification:**

Camping on undeveloped properties is problematic as no water or sanitary facilities are available. With enforcement limitations, this poses both a safety concern with regards to fire safety and environmental / public health impact since there is not an available restroom. The Island Management will track any compliance/nuisance issues raised by adjoining owners and report back to the ACC and Board of Trustees. The ACC and HICA reserves the right to reverse this exception based on safety or compliance issues. HICA CCR #8: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.

**Requested Action:**

*If the Board of Trustees agrees on the ACC's recommended exception, the Board will approve the ACC's decision. See Sample Motion:*

***"I approve the ACC's exception to CC&R 9 in regard to use of recreation camping tents on developed lots with a single-family residence (with water and restroom facilities) for no more than 10 consecutive days or for total of 14 days per month. Additional time may be added with the approval of the Island Manager or Board of Trustees".***

*The Island Manager will post this policy on the HICA website under ACC information and Island Rules for camping.*

**Discussion:**

Board: I thought we already passed this for 7 days. Board concurrence we had.

We previously voted to limit tent camping to 7 days. Concern about additional time being added. Suggestion to remove the last sentence. We do not want to be in the business of approving campers.

Don: Motions to amend the motion and remove "Additional time maybe added with the approval of the Island Manager or the Board of Trustees"

Ray: Seconds

Sandy Bettencourt: 7 days not 10 days.

Call for a vote on the amended motion:

Paula Bafaro- President                      Yes

Dan Jensen- VP	Yes
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Erik Smith- Trustee	Yes
Aimee Chambers- Trustee	Yes
Ray Stephanson – Trustee	Yes

Motion to amend the motion passes

Vote on the motion as amended

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

Motion passes

## **Vessel Committee Report**

Members: Aimee Chambers, Board Rep Greg Bonn

Kim Gleason, Island, Manager Udo Gerz, Chair

Gina Jamison absent Craig Harris

Vessel report:

New Vessel aft doors are installed

The Vessel Committee is still looking for some more volunteers.

The ferry excursion to Langley was well perceived and may be duplicated in the future.

Discussion points:

1. Send reminder to community, that the max number of guests is 10; it occurred once recently, that a member overbooked. There is still the option to charter the vessel, if you have a big family festivity, etc.

2. Cancellation Policy

The policy for community members is 24 hours; it occurred, that Commercial guests cancelled at the same point, which caused an unnecessary ferry run.

Short term rental companies have in general a 72 hour cancellation policy.

**Recommendation for the Board:**

**Any Commercial guest reservation has a 72 hour cancellation policy.**

3. The ferry is subsidized by the community and the opinion is, that commercial users, should not be subsidized; the same rule is being used on the Golf Course and the Marina.

Definition of Commercial guests:

- Short term renters
- Potential buyers for realtors

**Recommendation to the Board:  
Increase the Ferry rates for Commercial Guests**

Adult 18 and older	\$16
Youth 7 to 17	\$8
Child to 6	\$3
Crated Pet	\$4.50
Un-Crated Pet	\$8.75

Respectfully Submitted

Udo Gerz

**Discussion:** Commercial guests are short term renters. We have had situations where large groups of renters cancel ferry reservations at the last minute after we had to add additional runs to accommodate the extra riders. We ended up making extra ferry runs that were not needed. A 72-hour commercial guest cancelation policy would address this issue.

How can we tell if a guest is commercial?

Kim: We have a good understanding of who Commercial Guests are.

The Vessel Committee discussed that the Golf Course charges guests 25% more than owners and the Marina fees for Guests is 20% more than owners, why not the ferry? Commercial guests, defined as a someone who is profiting from them. Further definition and with legal approval.

Erik: Concern with ensuring we have a legal definition of Commercial Guest, and work with our lawyer.

Dan: First read and further input.

Paula: I would like to see higher fees- pass along true costs

Ray: Our attorney is looking at guest definitions. Karen Conner has been a great chair of the Governance Committee and is looking to ensure we have definitions and not put ourselves in legal jeopardy.

Udo: The ferry costs is subsidized by the community. It is not fair to the community to subsidize the transportation of Commercial Guests such as VRBO who they will make a profit from. Approx true cost of the ferry is \$34.00 round trip.

Discussion: First get definition of Commercial Guest before voting

Udo: We know who are Commercial Guests. We recently had 18 VRBO guests who cancelled last minute and we ended up running an additional ferry run that we did not need. That was an expense that the community paid, which is not fair.

Paula: Asks for a motion to change the Commercial Guest reservation cancelation policy to 72 hours.

Dan: Modify it to say short term renters because we still don't have a definition of Commercial Guests.

Revise to Owner income generating guests

Kelly: Seconds

Ray: Caution we are still working with our attorney on defining Commercial and income generating guests. We do not want to get into a situation where we are discriminating against people. Need Jeremy to provide definition before proceeding.

Erik: Agree, this is too grey still. We don't want to pass policy that discriminates against peoples

Paula:

Motion has changed: Owner income generating guest having a 72 hour cancelation policy once we have a recommendation from our attorney. Clarification this motion is dependent on our attorney Jeromy approval before putting into place.

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



**Golf Committee-** Bruce Kollpack offered to differ presenting the golf report due the length of the meeting and nothing urgent needs to be discussed.

**HICA Gold Committee Report to the Board of Trustees  
August 2022 Board Meeting**

**USGA RATING**

- The USGA re-rating occurred on Aug 4<sup>th</sup> as planned
- The golf course now offers three tee options: Orca, Maple and Madrona. See the attached explanation of details and yardages
- Signage changes are built into the 2023 signage budget

**DISC GOLF**

- Received quotes on material; plan to make purchases in the September timeframe; installation to occur in phases during the offseason
- Grand opening Spring 2023

**PROPOSED GOLF COURSE RULE CHANGES**

- Copies of the old rules and the proposed new rules are attached.
- The intent of the rule changes is to make the course more fun, open, and family friendly.
- Volunteer marshalling will be easier.
- Signage changes are built into the 2023 signage budget.
- Summary of changes:

ITEM	CHANGES
Sign-in and payment	Venmo added.
Guest policy and penalties	No changes
Allow faster players to play through	No changes
Children under 12 require adult supervision	No changes
Dogs allowed on course during low use hours if under control of owner	No changes
Private tournament policy	No changes
Normal courtesies and golf etiquette must be followed.	No changes
Maximum of a foursome on weekends	No restrictions provided faster players are allowed to “play through”.
All golfers must start at the #1 tee	Golfers may start on any hole. Golfers can stop play at anytime and return later to finish their round.
New rules and clarifications	<ul style="list-style-type: none"> <li>• Families, beginners, and slow players are encouraged to use the golf course provided the “play thorough” rule is followed</li> <li>• Sharing of clubs is allowed.</li> <li>• There is no minimum on the number of clubs (1 club OK).</li> </ul>

The HICA Golf Committee formally requests that a motion be made to adopt the new gold course rules, effective immediately.

### **Governance Committee-Aug 16, 2022**

Karen Conner G50

The HICA attorney is in the process of providing comments on the Draft Guest Guidelines. Suggested next steps are incorporation of any comments from the HICA attorney and subsequent Board review, update as needed, and approval of the Guest Guidelines. It is then recommended that the Board-approved Guest Guidelines be provided to the Marina, Ferry, and Golf Committees for review. These committees can recommend updates to their respective Rules and Regulations to reflect these types of guests. The Board may elect to differentiate based on the type of guest, high/low season, etc. The Governance Committee recommends that the Rules and Regulation documents for the marina, ferry, and golf course be updated to incorporate a separate section that addresses guests separately from owners. This will enable the guest policies for each of these HICA amenities to be easily copied/incorporated into clear guidelines for owners when bringing guests as well as guidelines for guests during their time on Island.

Paula/Don: Thank you for your hard work on this Karen as well as the whole committee.

Asking for approve the fine schedule:

Ray motions

Aimee seconds

Ray: comments we don't want to become a police state. Everyone is going to get a warning. This is a friendly community, and this is no way is intending to change that.

Kim: One think the community has been asking for is a fine for an illegal burn. Now there is a substantial fine of \$1,000 for the first violation. Subsequent fines escalate.

Discussion about what has been changed.

Governance Committee Report for August 16, 2022

Hat Island Community Association Fine Schedule

The below Fine Schedule is pursuant to the Hat Island Community Association Board Resolution Re: Fine Enforcement Policy, approved by the Board of Trustees on February 21, 2018, and made it to all owners. The fines set forth herein may be imposed after notice to the Owner of the alleged violation, the proposed fine and a reasonable opportunity to be heard.

Fines set forth below may be doubled if an owner commits the same or similar violation within a 180 day calendar period.

At the board's sole discretion, ongoing violations continuing at least 2 weeks may be subject to weekly fines of up to \$1000.00 per week, in addition to the originally imposed fine, until corrective action is taken. Continuing violations includes violations that require action or forbearance to eliminate or correct the violation or a violation of the same or similar type of violation being committed on a repeated or continuing basis.

**CCR Violations**

- Architectural Control Committee (ACC) Application Violations (Section #65) \$100/week
- Note: ACC Applications must be submitted and approved before any architectural improvements can be made. Weekly fines may be imposed starting from the commencement of any unapproved work.
- Unapproved variance from approved ACC permit (Section #66) \$100/week
- Failure to Remove Temporary Structures (Section #10) \$250/week
- Failure of Owner's Behavior/Objection (Section #68) \$150/violation
- Leaky/Dumping Violations (Section #68) \$100/week
- Drilling in non-ideal structural situations (sheds, garages, etc.) (Section #9, 13, 15) \$100/day
- Other CCR Violations \$100/occurrence or \$100/week

**HICA Rules and Regulations**

**Burning Violations:**

- Burning – burn piles \$1000/1<sup>st</sup> violation; \$200 / subsequent violation per 365 calendar days (treat outdoor firepits differently)

**Parking Violations:**

- Parking in No-Parking Areas \$150/violation
- Failure to pay long-term parking (if leaving the island for 90 days or more) \$250/mo. fee
- Using Common Area Property for long-term parking (more than 72 hours) \$10/day

**Common Areas:**

- Using Common Areas to Store personal property \$100/week
- Unauthorized use of Association property \$100/week

Note: many owners have landscaped or built structures on Association property. Agreements must be signed that they agree not to claim adverse possession or and they will remove or have removed any landscape or hardscape that falls on Association property when requested to do so.

HICA Fine Schedule Page 2 of 9

As reported in June, the Governance Committee proposed updates to the Fine Schedule and a new Draft Guest Guidelines.

HICA attorney comments have been incorporated in the attached proposed updates to the Fine Schedule. It is suggested that the Board review, update as needed, and approve the revised Fine Schedule.

**Dog Rules:**

- Failure to follow dog rules (10/2014) \$100/violation (leash: 1 fine warning per 180 day; \$250/violation (poop))

**Golf Course:**

- Failure to pay greens \$10/violation
- Failure to sign in \$25/violation (if green fees already paid)

**Water System:**

- Tampering/damaging with HICA Water System: \$500/violation plus costs noted

Breaking water locks, adjusting water meters, using standpipes for personal use, etc. will be subject to the fine in addition to being invoiced for costs of materials, staff labor, and other associated costs to repair damage. Tampering with the water system may also result in legal prosecution.

Please note the above list is not a comprehensive listing of all violations. Violations not specified above will result in reasonable fines up to \$100 per occurrence and \$500 per week for continuing violations.

Damages: Damages are separate from fines. In the event any property owned or maintained by the Association is damaged or destroyed by an Owner or guest, the Association may impose upon that Owner an assessment for repair costs, in addition to any fines.

**Motion to approve the new fine schedule**

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

**Nature Conservancy Committee Board report – August 2022 meeting**

At the July 2022 meeting the Nature Conservancy Committee proposed creating a nature preserve on lot K-A, which is already owned by the island and is designated

“park”. We are proposing not a traditional park but a green space with minimal development and to be used by the community as a quiet natural area. Since the last meeting, we have walked the property and created a general idea of what we envision could be done with the property. We have also reached out to the Parks & Recreation Committee for their support and welcome any ideas they have as well.

Attached is a map showing the size and shape of the lot and possible looping trails with the approximate location of significant trees. You’ll notice this lot is an interesting pie shape and more than twice the size of most lots nearby. Its location on a corner makes a loop trail work very well.

We envision 3 -foot looping trails with bark chips and only minimal disturbance. We think a few natural wood benches and possibly some signage describing the native plants and habitats would enhance the space.

Our cost estimates for development are minimal with most of the work done by volunteers with hand tools and the wood chips coming from golf course clearing. Wood benches could be purchased but we would rather they be made from logs already on the island. Maintenance costs would probably be nothing more than a twice a year walking the trails and cutting back vegetation. We feel this project could be done for about \$500-800 dollars and we have already submitted these costs in our proposed budget to the finance committee.

Thank you very much for considering this. Are there any questions for me?

**Laurie Gray**



Paula: We mentioned earlier that we would revisit the motion once we had seen the map. May I have a motion to approve Lot KA as green space.

Don: Motions  
 Kelly: Seconds

Discussion:

Validated that Parks and Recreation and the Nature Conservancy worked together, which they did.

Does HICA maintain it?

Kim: Expects the Nature Conservancy to maintain it, but staff to help.

Paula requests a vote to make lot KA a park/ greenspace

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  
**(Dan had to leave)**

### **Marina Committee**

August 20, 2022 Meeting of the Board of Trustees  
Submitted by John Gray

#### Current Marina Projects and Status

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

Marina Park Improvement Project Update. Work started on the South Marina Patio that is next to the ferry waiting area. Retaining wall blocks came on a barge to finish the

change of grade. The supplier of pavers now has a supply and these will come on the next barge run to finish this phase. Benches and raised planter boxes are being constructed.

This will finish this phase.

The goal for August is to lay pavers to the office. Donations are coming in to lay some of the pavers from the van parking area to the flagpole and on to the office. Ways to donate:

“Buy-A-Brick” for \$200 and your name will be inlaid into the walkway. Buy a pallet of pavers [costs about \$900] and get four bricks with your message laid into the walkway. Buy a bench or raised planter box for \$150 each. Donations are accepted at the office.

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.

Dock Sealing for B, C, and D docks. 15 gallons of Seal-Once, Marine Premium Sealer was arrived and sealing these docks will start soon. The intention is to lengthen the life of the pressure treated wood. The product dries to the touch in about 3 hours. Sections of the docks will be done soon. This will cover about 4,500 square feet of dock.

Repair of the L-Dock. A work party needs to be organized under the leadership of a person who is knowledgeable of construction and able to oversee the work until completion.

This is an urgent project because the dock is deteriorating and will not likely last through the winter storm season.

Couple items at the beginning of the meeting.

First was an owner who would like to extend their stay on their boat in the marina while their home is under construction. Request the Board delay their action on this topic and allow the Marina Committee to make a recommendation.

The issue of second Boats being in the marina brought up in Community input section. Again, there is a policy about that. I request that you table that and have the Marina Committee make a recommendation to the Board.

The storage of the docks in the marina also recommend that the Marina Committee make an recommendation to the Board.

Paula: Thank you- helpful

Don: That is acceptable to me, I made that motion earlier. John is saying the Committee chair is willing to take it on, it is appreciated.

Item of business on the issue of Absentee Moorage, the committee gave that to you with no clear recommendation. Current policy is 14 days high season and 30 days low season. The Committee does not have a recommendation there is a minority report and a majority report but we leave the open question to you. Does the Board wish to take action on the that or leave it alone?

Paula: It was split in the community feedback as well.

Kim: Another community feedback came through- Karen Conner had emailed and I accidentally left it out, my apologies to Karen. She opposes changing the absentee moorage policy.

Paula: So that slightly tips the community feedback toward keeping it the same. John was the Marina Committee slip as well?

John: No the vote was split 4/3. 4 recommended changing the low season from 30 to 60 days and 3 voted to keep the same.

Kelly: We have two situations here. One group saying we can't find places for our boats and others saying it is hard to move our board and they want to be able to leave. These requests directly conflict with each other. This is really hard. I personally think we have such limited space I side with not changing it, but it is up for discussion.

Aimee: I agree, I would like to see it remain the same. I don't think it is fair for those people who are not full time. I think it fine the way it is.

Kim: I apologize I am checking my Trello- when this was uploaded to PowerPoint there are 6 more comments that did not get transferred to the PowerPoint.

**Udo Gurz:** Don't change

**Jay Crosio:** I totally understand both sides and understand the need to be away longer period of time. But what is best for me is to keep it the same. There are limited 40 foot slips for our boat.

**Mandy Morrison:** Allow 60 day

**Jason Downing:** Absentee Boat Moorage, as a new boat owner on Hat. My thought is do as the Romans do and if it ain't broke don't fix it.

**Greg and Diana Bonn:** We have discussed this in our household while we see both sides we have come up with an option C which is if anyone needs more than 30 day pay a storage fee.

**Karen Conner:** Do not change it. 30 days is more than fair, the marina is one of the few amenities that is limited and there is no way to mitigate increased demand. The ferry can add additional runs, water can add more tanks etc.

Paula: That kind of tops the scale towards leaving it the same. Additional discussion?

Erik: More owners, the marina is not going to get bigger. It is easier to move your boat, pull it out, get moorage in Everett or somewhere else. As much as I would like to make it available, it seems that most of the community supports leaving it the same. I think we should leave it the same and review it again at a later time.

Ray: I would just like to say that I have a lot of respect for the Jefferies and understand their situation. As a boat owner if you are going to be out of country for a couple months that safest thing you can do and I know there is cost associated with this, is to pull it out of the water away from storms, water leaks etc.

Paula: ready vote?

Kelly/Don: There is nothing to vote on to keep the policy the same. We started to discuss this earlier but did not bring forward a motion, so there is nothing to vote on. Concurrence.



## NEW BUSINESS: SUGGESTED REVISION TO MARINA REGULATIONS ABOUT SHORT STAY MOORAGE

### SUMMARY

Board of Trustee Don Stark asked the Marina Committee to proposed rule change that would provide members of the Community, specifically members in the beach divisions, a place in the marina for the participation in Community events and activities after 5 PM. The Marina Committee considered several issues and alternatives. Email was used as themethod to share ideas and has proposed a recommendation to the Board of Trustees to revise one section of the Marina Rules and Regulations.

### CURRENT SECTION OF THE RULES AND REGULATIONS:

5-5-5 Tie up Fee – for the purpose of allowing lot owners to be able to stop for lunch, check their homes and cars, and other short stays, all owners will be allowed to tie up their vessel for up to 5 hours for a nominal tie up fee of \$5.00. Five hours maximum, vacated by 5 PM. This option is not available to guests or contractors but is exclusively for owners only. Owners must register and pay upon arrival and must vacate the marina before 5 pm. Violations of these parameters will result in a full day’s moorage and a billing fee to be billed to the owner’s property. During Holiday Weekends this rate is only available with prior authorization by the Harbor Master

10/5/5 Tie up Fee – for the purpose of allowing guests of lot owners to stop by for a brief visit. The Owner must be on the Island. They may tie up their vessel for 5 hours and must be vacated by 5pm for a fee of \$10.00. The Owner must register the guest and pay upon arrival. This rate can also be applied when an owner has a worker / contractor that can use their own vessel for transportation or delivery. Clients of Hat Island Realtors are eligible for this rate and must be met by the realtor upon arrival. During Holiday Weekends this rate is only available with prior authorization by the Harbor Master”

PROPOSED CHANGE. The Committee recommends replacing the above sections with this proposed language:

Short Stay Moorage

Intention. To provide members of the Community and their guests, while the owner is on the island, use of the marina for a short time that does not interfere with the availability of overnight moorage.

Definitions. Short stay moorage is defined as 5 hours or less.

Designated Moorage Space. The marina will have a designated and marked moorage for short stay use that will be available on a first come, first served basis. The Harbormaster may use this designated moorage for other purposes as needed. Except during a holiday weekend, in the event that the designated moorage space is full, the Harbormaster may, but is not required to, allow the use of an overnight slip for short stay use. In that event, the fees and requirements for short stay moorage apply.

Fees and Requirements.

Community members pay \$10.

Guests of lot owners who are on the island, clients, vendors and workers of owners who are members of the Community pay \$15. They must be met by the lot owner, pay and register upon arrival at the Harbormaster's Office.

e. Violations.

The use of any other dock to moor without the permission of the Harbormaster may require, as determined by the Harbormaster, paying the overnight moorage rate for that space.

Exceeding the time limit of 5 hours, as determined by the Harbormaster, may result in paying the overnight moorage rate for that space. If more than one boat is using a slip, the fee will be based on the overall length of the boat.

Intentionally violating the intentions of this regulation, as determined by the Island Manager, may result in a fine that is equivalent to double the daily overnight moorage rate for the slip or the boat, whichever is greater. Repeat offenders who willfully violate this section within any 6 month period may be denied all the uses of the marina for 6 months.

Paula: So, the out by 5pm rule would no longer apply?

John: Correct it is 5 hours, not out by 5pm.

Paula: It is \$5.00?

John: No, we are suggesting \$10.00

Motion language: Short stay moorage....

Don: The distinction you make is between owners who have a moorage arrangement with marina and those who don't. If you have a moorage agreement, you are not subject to this and don't really care because you have a place. If you are a owner who has a boat and a short term stay need then this applies to you. Doesn't matter if you are a beach access owner or not.

John: that is correct, a community member can have an annual moorage or they can pay the daily rate. We have only sold 115 annual moorages; the rest are daily rate. The only other distinction is guest of lot owners.

Dan: The rational of increasing the fee from \$5.00 to \$10.00 is what?

John: The consensus was though the fee is symbolic it is not a significant revenue generator. (last data short stay generated \$100.00) The marina is an asset and therefor must be paid for.

Kim: The Committee discussed this extensively, and considered no fee and fees. They settled on everyone has to pay more, to be fair the fee should increase. The majority of the committee members

Don: Part of the issue of the marina has very low moorage rates. Financing of the marina has two sources; those who pay for moorage and those who pay dues to the island. The marina does not pay for itself. Including the 175,000-marina break water repair. It is paid for by all the owners, boat owner, non-boat owners, people who don't more int eh marina. I am torn with the rational. Someone needs ot make a motion to se can resolve this.

John: Unless you have an urgency, you can stew on it. It is truly the Boards decision.

Paula: think it is a good motion- if others are ready

Don: For the purpose of the discussion I move that we adopt the committees recommendation

Ray: A, B C, D and E language

Don: Recommend that we amend the fee to \$5.00 instead of \$10.00 and guest remain at \$15.00.

Dan: I am OK with \$5.00 it is a small thing.

Paula: I am OK with the \$5.00

Kelly: Dons comments about being inclusive and the two-islands resonates with me. Boat in owners penalized or cannot participate in community events. If \$5.00 makes them feel less ostracized then I am all for it.

Ray: Calls for vote

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

Now vote on the amended motion

Vote:

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

All In favor- motion passes

John Gray: Last Item:

Madam President;

With this report, I am stepping down as Chair of the Marina Committee effective at the end of this board meeting. I need to shed some responsibilities as I prepare to take on other duties and responsibilities. In the 16 months I have served as chair, I met my goal of leaving the situation better than I found it and the Committee made several improvements

that better serves the Community. I will continue as a committee member and continue my role as the project coordinator for the Marina Park Improvement Project.

Discussion: Appreciation for all the work John has done on the Marina Committee- thank you.

## **Parks & Recreation #7/8**

10 AUGUST 2022 / 6:00 PM / ZOOM

### Agenda

Last Meeting Follow-up of Meeting Minutes

New Secretary vote- Jo volunteered to give it a go.

Discuss Safety Committees Finding -We are waiting for the boards guidance on moving forward re the old play set. Lots of discussion was had about the slide.

Discuss posting a direct donor list for Playship as we need to raise 5k to complete build, or do we ask the board? The committee will continue to solicit donations and not ask the board for money at this time. A couple of fundraisers are in the works to assist with funding also.

Update for the Playscape contractor (Kim) / Project Manager - We are waiting for permits and are putting out bids to get a contractor to take the lead on the build.

Annual Halloween Bar Hop - October 29, 2022 - tickets will be available soon.

Oktoberfest is looking for volunteers- contact the Yacht Club if interest in helping.

### Action items:

- 1). After board review we will work with them to replace/fix whatever is needed at the play area.
- 2) Anne is going to talk to a contractor to see about helping with the build out of the new play set.
- 3) Anne is going to talk to Larry Bender about possible fixing the cracks at the sport court (tennis court)

Respectfully submitted by Jo Levin

## **Social Committee**

## Hat Island Social Committee Report

August 2022

The Summer Concert series has been well received—last month we welcomed Ethan Anderson's band *Massy Ferguson* with an enthusiastic island audience. This month, Saturday the 14th we welcomed the band *Staxx*. The social committee served a pulled pork sandwich meal courtesy of Aimee Caccavale, as a thank you to the band and the ferry crew, and for donation to a few early birds to the concert. A very special thanks goes to committee member Jo Levin for all her hard work coordinating the bands and their many logistics. Much appreciation to the island manager and ferry crew for going the extra mile in facilitating transportation and logistics and of course thank you generous islanders for their donations to support this effort. Next year we are looking at bringing over a country band and a 70s-80s cover band. Feedback always welcome.

At the end of this month, August 27th, we will be trying something a little different—a talent show and karaoke night. All islanders are encouraged to have some fun with this one—let down your guard and celebrate the finale of summer with joyful abandon. For those feeling the urge to belt out a tune, we will be hosting a Karaoke DJ to bring out the best in you. He will have a wide selection to choose from but if you have a favorite karaoke song, let us know so we can download in advance (no wifi at commons for doing this the night of the event). If you have a gift for music, dance, singing, comedy, etc please come join the fun and let your light shine! there are no judges, no trophies, no gongs—it's just for fun and the admiration of your neighbors (if only for your bravery). There will also be a dessert potluck.

The garden committee is hosting harvest days every Saturday at 10:00am. Home gardeners are invited to bring extras to the garden at that time for sharing. We are looking for volunteers to help finish the fence. John Gray has started us off well—once cooler days arrive it should be easy work to complete the job. More fall plans to be announced next month. Weekend waterers are always welcome, sign board next to greenhouse.

## Safety Committee Report

### John Gray

High season, people are doing a good job or bringing attention to issue that are dangerous or annoying and policing themselves.

**The important event that I want to call your attention to is Mike Worthy is celebrating 40 years of service to the Hat Island Community. Come celebrate with him next Saturday 10:30 in the Commons.**

# Water Committee report

## Water Update 7-15-22

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.

Dan: One thing- someone who smoke big fat cigars is discarding them at the T-box. Please don't do that, that is my golf report.

Paula: It is 1:20pm

Can I have a motion to move into meet the candidate session.  
Following Meet the candidates we will have a short executive session to discuss legal and personnel matters

Erik: Motion  
Ray: Seconds

Any discussion- None

Vote

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

**Brief break**  
**Meet the candidates**

Paula: Move to open meeting at 1:50pm to move directly to executive session to Discuss legal or personnel matters

Aimee: Motions  
Ray: Seconds

**Return to open session 2:00pm**

Paula: Nothing to report  
Can I have a motion to adjourn

Erik: Motions  
Aimee: Second

Paula:	Yes
Dan Jensen- VP	Yes
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Erik Smith- Trustee	Yes
Aimee Chambers- Trustee	Yes
Ray Stephanson – Trustee	Yes

Motion passes- meeting is adjourned at 2:01pm

**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.