

Agenda

Hat Island
Annual Community Meeting and Election of HICA Board
Executive Session
3616 Colby Ave PMB 335
Everett, WA 98201
(360) 444-6611

Saturday Sept 17, 2022

10:30am In Person and 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

Agenda:
discussion
Election results for Board of Trustees

Paula: Opening Annual Community meeting at 10:51am, apologies for the delay. The Election Committee has suggested that in the future this meeting start at 11:00am to allow time to count votes. This is your meeting; the Board is here to listen.

I have a brief announcement, some good news for HICA before we present the election results. Last week, on Sept 15, 2022 at the Matt Surowiecki Foreclosure Meeting the judge granted HICA's 2 motions. The first is reinstatement of the summary judgement. This dismisses assessment claims, reinstates the attorney fee order and reinstates the final judgement. The second is the disbursement of funds that have been held in the court registry. There is still details to be worked out, please be patient. The Board will provide more information as it becomes available.

Question: Does that judgement include the marina payment?

Paula: No, it does not include the marina. It includes some funds that they set aside and interest.

Question: Does HICA get the money, or attorneys first.

Discussion: HICA will be the last to get funds, attorneys are first. This is a good milestone, but additional information will be available as the information becomes available.

Elections

Paula: We did have quorum for the elections. It is nice to see so many people vote. Not everyone voted for each candidate, in case you are doing math in your head. We had several write-ins.

Ballot Measure:

Total number of owners with voting privileges:	485
Total number of eligible voters:	485
Total number of votes cast:	146

Roelof Burger:	118
Erik Smith:	107
Ray Stephanson:	133

Write in Votes:

Brent Hackney	1
Shawn Potter	2
Linda Ebner	1
Jan Neigel	1

Paula: Congratulations to our new Board. I am pleased to have served on the Board for the past 4 and a half years. Once the new Board elects new President, I hope that he or she rule with grace dignity and fairness to all.

Comments: Thank you Paula for your selfless service to the community.

Community meeting input:

Kurt Kassahn J19: Suggest this meeting starts at 11:00am in the future. With ferry timing and votes counts, we typically need the extra time to calculate votes.

Kurt Kassahn J19: Email going around about extending marina stay in low season beyond 30 days. I have a suggestion to be considered. Current rates 30 days our rates go to 1.5 times the daily rate which is very expensive. For a 44 foot slip in Hat marina that would be \$2,200 for a month. Everett monthly rate for a 45 foot slip is \$654.72 month, annual \$7,856.64. Hat annual moorage for that same slip is \$836.00. Hat marina is amazingly cheap. On the the arguments in the letter is that the marina is only 1/3 full in the winter. That basically is true , however the 44 foot slips and larger, 6 slips on G dock and 1 near where the old Hat ferry has higher usage. Today I looked out and G dock is 2/3 full. Everyone knows the rules, I did and have a 28 foot boat that I cannot trailer. I recommend after 30 days, consider matching Everett rate at the annual moorage rate. The Everett monthly rate is \$1320.00, annual rate in Everett for that same slip would be \$660.00. Under the current Hat rate structure after 30 days in low season a month of moorage would cost \$2,200.00 it is a saving of about \$1,400 to the owner and a net gain to the island as Hat would gain the additional income instead of having owners move their boats out of Hat marina to avoid the high fees for exceeding 30 days.

Kelly: I had actually responded to the Jefferies with a similar suggestion that I suggested be brought to the Marina Committee to consider and make a recommendation to the Board. I like this approach and problem solving.

Comment in the chat: Udo Gertz, that this should not be discussed this way.

Erik: We are not making any decisions.

Don: Discussions about responsibilities in the event that something happened to a boat while it stays in the marina. (leak, sinking, line becomes loose etc) Perhaps a fee that help cover the cost of Hat staff to help monitor that for an absent owner.

Kelly: Discussion about the technical difficulties. Turned off the camera to help with bandwidth issues and garbled speech. Asking attendees to come to the microphone in the room to talk.

Sharron Meadows A24: Asked this question last year. Has the H agreement been finalized and signed?

Ray: Yes, this was finalized and signed. I also wanted to say that I had originally been voted onto the H Division Board. It is not a HOA, it is a non-profit organization. I have completed my term and will not be serving in the H Div Board. Jo Levine has been elected to the H Div Board.

Sharron Meadows A24: Nickle Bros. Concerns. 4 recent landings 2 late at night, they were unsure where they were going. Our shoreline has eel grass (salmon spawning) and other natural resources that we should protect. The island should control the schedule to protect the habitat and Nickel Bros schedule should come second. Hours of the barge being held to the shore by a tug is hard on our shoreline.

Erik: they should have a plan that HICA should approve.

Kelly: We walk our dog on the beach, after one of the most recent Nickle Bros landings, there was significant dwell time of the engine which created a large 8 foot deep divot that was not easily seen. Our dog was hurt because he did not see it, he is ok, but it is a concern. Kids were playing in it too.

Ray: We need to look at this more comprehensively. Make sure that any house that is brought over here is rodent free.

Don: Responsibility of local government. A larger city would require permit to bring a house over, environmental assessment etc. We are small and have limited staff we need to evaluate the financial consequences and consider charging fees to cover our costs.

Discussion: Homeowner that brings over the house is the one liable for the damages, hard to get the funds from Nickle Bros. Nickel Bros should post a bond.

Dana Bond: New owner, in the process of bringing over a house. I am environmentally conscious. Nickel Bros has a new representative, Jeff McCord. Nickel Bros is open to working with Hat Island. It makes sense to me that the barge knows where it is going. Home owners do sign an agreement with Nickel Bros that any fees that Hat Island charges are the responsibility of the homeowner- so it is in place. Moving a house to Hat Island is an affordable way to build a house.

Sandy Bettencourt J19: Speaking of invasive species, our rabbit population is a concern. Perhaps one of our committees can research how we can reduce the over

population of rabbits. It is causing havoc on our bluffs. The digging and burrowing are a huge concern. A neighbor recently fell off the cliff and luckily caught himself, he could see the extensive burrowing. It is not healthy for the rabbits and certainly causing damage to the island. They are not native to the island, they do not belong here. Also concern about Canadian thistle are invasive and should not be allowed to get out of control. Request that both topics be referred to a committee.

Discussion: We used ferrets a long time ago, also not native. Ferrets did not work. Australia used a virus, 95% killed, 5% resistant. In Australia rabbits decimates the landscape. In the chat- no the ferrets did not work. Eagles are a concern, whatever approach used need to ensure it does not harm the eagles.

Discussion: Rodents- invasive species in houses. Yellow Jacket nest in recent house that was brought over by Nickel Bros.

Discussion: Good news with beaver in the pond the river otters don't come around Beaver is cutting trees, trapping?

Discussion: Board is doing a great job. The two issues at the beginning important. Marina: people with two boats, length of stay. Nickel Bros houses and rodents. Set of rules, but make sure they are done right. People deserve a house, but make sure that Hat does not suffer. H Division with the agreement settled has the accounts been set up?

Ray: yes, it is all in place. Agreement that any road maintenance HICA pay 30%, H Division pays 70%. Nickel Bros- small committee together to review these issues. The homes are recycling which makes sense, but need to do it right.

Sandy Bettencourt ACC Co-Chair

ACC handles the move in home submission form the same a they would do with any construction. With additional conditions in the agreement- clear of the road easement/right of way unless they have permission from the Island Manager/Board. They also must review the planned routing and of the house into its placement on the lot. This also requires signature. We did also find that there has been delayed in the County on permitting of foundations of ~ 6 weeks. New houses must show proof of foundation permitting. If we were to consider and change to this process it would need to be coordinated via the Island Manager, Board, home owner and contractor. Patience while we all work through this time of challenges with expensive building materials and good reuse of home which will be beautiful.

Zona Wyatt H45: Electrical problem on the marina earlier this year. What did the repairs cost? I heard that it was not done by a licensed electrician. When we voted on the Marina and everyone paid their \$4,200.00 we were told it would be done by license professionals, so what did this repair cost us?

Discussion: This work was originally performed 9-10 years ago. The work was done by Hat Island, under permits, the work was inspected by licensed professionals. After ~10 years with exposure to harsh marine environment it is not unexpected that is required repair.

Zona: Wants to know what is cost, directed to contact the office to request the information.

Dana Good K51/52: needing to replace electrical connection- status. Additional Ferry service and potentially connect us to Whidbey.

Erik: PUD has been going on for years. We have power underground via cable. Three phases of power, one phase has been out for a long time, which is why we have a generator for the R/O. That power location is moving to a new location, completed mid 2023.

Ray: PUD did do a repair a short time ago which restored 3 phase power. The existing location of the power cable negotiation was not successful, so we have been working with PUD on a new location. On the Ferry, we made a proposal to Snohomish Co for COVID relief funds for ~\$1.5M to use our ferry to provide passenger service daily between Whidbey, Hat and Everett Marina to ensure first responders, healthcare workers and teachers could reach their jobs on the mainland. Identified approx. 60 employees in the County who would use that service. I have been working with Snohomish Co Counsel member Nehring. However, I am concerned the County has purchased several hotels to help address the homeless crisis and I suspect that the funds may be eroding. These are all important issues to address. My confidence level for the Ferry project was ~70%, I would say my confidence has slipped to ~40%.

Conversation: WA State Ferry system, still intermittent service. Not enough people to work the ferries, so reduced ferry runs.

Discussion: Thank you Monday ferry service. I will be continuing to utilize..

Dan: We need 40 passengers on Monday runs total to make it viable. So far it is looking pretty good. The new ferry is much more efficient.

Kelly: Transition as weather is still good, waiting to pull boats out when weather turns. May see increased ridership after more boats are pulled out of the water. Support the Monday ferry service.

Tom O'Day A16: Parking in the marina. Cars with flat tires. Can't find a spot to park.

Discussion: Policy is 90 days then \$200.00 fee. Some left long enough to be considered abandoned which requires research to engage the Sheriff department and barging the vehicle off. This generated discussions earlier this year about car titles, fees to address paperwork to gain permission to remove the car and expense to barge it off. We will bubble up the issue with the office to see if we can't accelerate getting it removed.

ATV/UTV's specific areas to part. Some are parking in car parking locations. Good to have them parked in ATV spots. Rocks for marina repair needed to be

Ginger Harmon: Dust abatement program? Several years ago several owners paid to have it placed on the roads. It worked really well ~ a year, until the road was re-graded. Gravel? Or something else?

Discussion: Roads and road equipment any on order? Verified we do not have

John and Mandy Morrison E29: Thank you to Fire Firefighters and Island Staff for fighting out house fire. Thankful that it did not spread, to other homes. Thank you, we are forever grateful! Stay safe.

Return to open Annual Community Meeting adjourned at 12:01pm

1:06pm Return to open session to announce Board Officers

Eric Smith - President
Ray Stephanson- Vice President
Don Stark- Treasure
Kelly Dukes- Secretary
Welcome to Roelof Burger our newest trustee

Erik: HICA Board of Trustees meeting will continue in October. We may have a working session in next Tuesday on Sept 20, 2022. We also look to make small changes to become more streamlined. I thank everyone for the votes and hope that I live up to your expectations.

Vote to adjourn.
Dan: Motions
Don: Seconds
All in favor

1:07 we are adjourned.