

Agenda

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

Saturday April 15, 2023

10:30am via ZOOM

Attendees:

Erik Smith- President	Virtual
Ray Stephanson – VP	Virtual
Don Stark- Treasurer	Virtual
Kelly Dukes- Secretary	Virtual
Aimee Caccavale- Trustee	Virtual
Dan Jensen- Trustee	Virtual
Roelof Burger- Trustee	Virtual
Kim Gleason- Island Manager	Virtual

Agenda:

Call meeting the meeting to order
Approval of meeting minutes March 18, 2023
Legal Report
Treasure report
Old Business
New Business

Community Reports:

- Nature Conservancy- submitted report, no action required
- Golf Committee- submitted report, no action required
- Water

Community Input (3 minutes per owner)

If you would like your comments on the Power Point, please submit to hioffice@hatisland.com by 9:00am on 1/21/2023. If you are participating in the Zoom Meeting and would like to speak, please send a message in the chat room to be recognized.

Meeting Adjourned. Board will go into Executive Session to discuss Legal and Personnel matters, returning to open session should there be anything to announce.

Erik: Called the meeting to order at 10:30am

Legal Report- Erik

As you recall there has been ongoing lawsuits on the island. The lawsuit filed by Matt Surowiecki in 2014 is now settled. Matt Surowiecki paid \$1,051,000.00 to satisfy HICA judgement, plus another \$240,000.00 to satisfy Chuck Motson's judgement. For any new owners, Chuck Motson was the island manager at the time the lawsuit was filed and Check was named as an individual outside of HICA. The vast majority of the funds went to reimburse RSUI, which is HICA's insurance carrier for fees and cost paid, and to our law firm, Barker Martin. Barker Martin has not wavered in the representation of the island and I would like to thank them for their hard work. HICA will apply any net financial amount to HICA financial reserves in a manner recommended to the Board by the Finance Committee. I understand that the Finance Committee is meeting soon to discuss.

I am very happy to say, due to full satisfaction e of payment of the judgement the Board has recommended the other parties to the lawsuit, the Britton's and Borromeo's be fully released. In pursuit of their release, HICA legal counsel has filed the required legal documents, the courts will then review and make the release official.

On behalf of the entire Board, we would like to acknowledge and thank past Board Presidents and past HICA Board members who have really worked tirelessly to navigate this complicated legal issue that greatly impacted our community for nearly a decade. Special thanks to Scott Holte, Paula Bafaro, Darla Younce their leadership and dedication and unwavering commitment to finding a favorable resolution to this issue helped lead to the favorable outcome for the community. A very big thank you to Scott Holte he was very instrumental in drafting HICA legal strategy in conjunction with our legal counsel. Scott, your hard work and countless hours of service have not gone unnoticed. We are grateful for your efforts and all that you have done. Thank you to all previous Board members for your steadfast commitment in serving the interest of the island and making this community a better place.

In closing, the lawsuit is not completely done, the \$1,051,000 settlement was the Supreme Court portion of the lawsuit. HICA will now focus on the foreclosure actions, which are based on the over \$4,000,000 dollars in unpaid assessments owed by Mr. Surowiecki.

No PUD Reports

Island Managers Report

Kim: Wow, that is great. Thank you for doing such a great job shouting out to all who have helped with the success in resolving this.

Wow- when it rains it pours. As you know from the emails and posts that Hat Island Ferry experienced mechanical failure on Thursday. We believe it is the transmission on the port side engine. We had a service technician come out yesterday afternoon to diagnose the issue. He could not diagnose the issue while it was still in the water. We believe it is the transmission, it could be a bearing, either way the boat has to come out of the water. The soonest it could be pulled is Tuesday. We are doing everything we can to get it back in the water and operational as soon as possible. The unsung heroes of all of this unfortunate series of events is all of the islanders who stepped up to help get their neighbors to and from the island. This allowed owners to get to appointments, shipping, Dr's appointments, surgery etc. Kurt Kassahn, Bruce Kolpack, Roy Short, Paula Bafaro are just some of the few people who have stepped up to help and I just wanted to give everyone a shout out for helping. The best way to get a ride if you need

one is to go on Face Book to the Hat Island Ride share and post it there. If you are not on Face Book then email the office and we will help coordinate.

On top of that yesterday the Website went down so I was not able to notify people that the ferry was down. We have given credits on Bookeo if you paid for a ride and the ferry did not run you will have a credit in your account.

Speaking of technology, we are moving to Microsoft 365, which Erik helped spearheaded. If you come into the office, you see filing cabinets. Microsoft 365 will help future Boards as we will have documents all in one place. But that means our email addresses have changed.

hioffice@hatisland.com is now hioffice@hatisland.org
hiboard@hatisland.com is now hiboard@hatisland.org

If you email the old email the old address it will be forwarded, but please update your records. With that can the new calendar system on our website. We are able to click on it and see the flier that goes with it. There is a lot going on right now, our committees are working hard. You can see live events like the work on the golf course right now. Next month there are two Nature Conservancy events to celebrate the return of the whales which is being hosted by the owners of I believe N19. The Anderson, Agnew and Carrie group are celebrating their 100 year old home and also the return of the whales and Earth Day.

If you have something that are passionate you are interested in, please email the office and I will connect you to the group. It takes a village to run this island. It takes a lot of volunteers including this Board and the Committees who put in a lot of hours. Many hands make light work- go Hat Island!

Treasure's Report- Don Stark

Expenditures and revenue is coming in pretty much as expected up to this point. In the last 30 days or so we have had a few positive (lawsuit settlement) and negative (ferry repairs may not be under warrantee) This is a good reminder that it is wise to keep a strong balance in our reserves for any unexpected expenses. The Finance Committee will be meeting soon, to review what our reserve requirements should be. Right now, the island is financially healthy.

Old Business:

Erik: Requests a motion to approve the meeting minutes from March 1, 2023

Ray: Moves

Aimee: Seconds

Vote:

Erik Smith- President	Yes
Ray Stephanson – VP	Yes
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Aimee Caccavale- Trustee	Yes
Dan Jensen- Trustee	Yes
Roelof Burger	Yes

Motion approved

Erik: Any old business

Kelly: As I was finishing up the March 18, 2023 meeting minutes this morning, I was noting our discussions in that meeting exploring a landing craft purchase in the future. That vessel could be used to service boat in only areas, emergency services, smaller barge runs and supplemental passenger ferry runs. Considering what has happened with our ferry this week I would just like to acknowledge it is wise to look at forward looking planning strategies.

Don: Udo was prophetic.

Ray: To follow on to Kelly's comments, I reached out to a contact of mine who is a former Chief of Staff for Patty Murry and is now a consultant, about federal funds for a vessel that could serve as both a fire department vessel, a ramp vessel as well as operating expense. John Grey and I have both discussed this idea. My contact has asked for us to get an estimate of cost and he would be willing to help investigate what might be available as a grant for the vessel as well as operating expenses. More to come.

Erik: That is exciting. How does grants typically work?

Ray: Municipalities typically qualify for Homeland Security grants. The question my contact is validating is as a homeowner's association/small community do we qualify as well?

Erik: We do for a Fire Station so maybe this would as well, for emergency services it would be an appendage to it.

Don: Maybe the Fire Department would be the applicant.

New Business:

Don: Motion to discuss the Development Guide for Hat Island

Aimee: Seconds

Vote:

Erik Smith- President	Yes
Ray Stephanson – VP	Yes
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Aimee Caccavale- Trustee	Yes
Dan Jensen- Trustee	Yes
Roelof Burger	Yes

Motion approved

Discussion:

Don: The Long-Range Planning Committee (LRPC) has been working on development a guide that has been in development for a number of years. I believe Chuck Motson, and the LRPC worked on this for a number of years. Currently, Kurt Kassahn, our Community Chair, has worked with the ACC, Nature Conservancy, Public Safety Committee and John Grey on a development guide that a new homeowner might want to reference when they need to perform maintenance or change uses or build something. It provides guidance on who to talk to, how to apply, local county rules, CCR's etc. This guide has been made smaller and more consumable; it is very helpful. Recommendation that the Board have a working session to review the document.

Discussion: The Board should have an opportunity to read it and make notes of questions they may have. Then the Board, ACC, Long Range Planning Committee etc. join together in the working session to work through the document. Discussion on potential dates, April 26 was selected.

Committee Reports

Water Report

Insert report

Roelof Burger

Water production for March was normal. 14% more than last year. R/O production was well below average which is typically 50-60%. I understand this is in preparation for installing the new controller. Once the new controller is installed the R/O production will return to 5-60% production again.

Kim: The new RO controller was a big purchase for the island. We paid for half of it last year and paying for the rest of it this year. The old RO was 20 years old and hard to find parts to repair it. The upgrade was about \$120,000. Chris and Jeff worked very hard to remove obsolete components out of the system this week. Huge upgrade.

Don: How was that financed?

Kim: When you have water at your property you pay a water maintenance fee and you pay R/O maintenance. That money goes into a R/O reserve which is used for upgrades and repairs as needed.

Discussion: Good idea that previous Boards had the forethought ensure there was a reserve funds to pay for major purchases when needed. This has been included in the budget.

HICA Golf Committee Report to the Trustees: APRIL 2023

New Signage and Scorecards

- All new signage has been installed: 16 tee signs, 11 tee advertisements, welcome sign, rules sign, greens fees sign, and play through sign
- A number of tee sign posts were replaced due to rot; all have been reinforced; some relocated
- The new scorecards are now being used

Golf Course Fundraising Account Revenue

- Advertising: \$5,000 YTD
 - Attempting to sell the remaining five tee ad slots @ \$300 each
 - Tee sign advertising is subscription-based with annual recurrence of \$200
- Donations: \$100 (RS), plus a \$1,600 pledge (BH)

Expenditures

- New signage (above): \$956
- New scorecards (above): \$1,028
- NEW PROJECT - New tee markers: \$1,282 (approved by committee; purchase in process)
- Planning a Petty Cash sub-account to support volunteer events and tournament supplies

Volunteer Maintenance

- Tree trimming and cleanup will be performed April 12-15
- This project will use the \$3,500 approved in the 2023 budget to bring in a professional arborist for tree climbing and trimming
- Lunch and beverages for the cleanup will come from the HIGC account (\$230 approved)

Disc Golf

- All phase 1 equipment has been purchased and process of shipment and installation
 - Baskets, powder coating (approved extra expense), extra ground sleeves, basket numbers, and concrete
- Phase 2 will add tee signs, course map, scorecards, payment envelopes, and loaner discs
- Two practice baskets were donated by a community member (CT)

Community Golf Tournaments

- **June 24** - “Fun for All” Tournament with events for families and players of all abilities
 - Working on tournament format, fees and prizes
- **August 26** - Night Golf Tournament
 - Have been testing night golf equipment and working on equipment budget (~\$200)

Merchandise Sales

- Plan approved by committee and office to convert the caddyshack from storage to a “Pro Shop”
- The Pro Shop will eventually support the sales of logo clothing and small golf supplies
- Proceeds from merchandise sales will be applied to the HIGC account
- Community Venmo transfers are being investigated as a method of payment.

Dear Hat Islanders,

As you know, the Hat Island Golf Course is one of our most valuable community assets. The Golf Committee’s long-term mission is to continue beautification projects and increase community engagement.

We are kicking off a fundraiser to build a storage shed located behind the Caddy Shack on the cart path toward hole nine.

This building will enable us to;

1. Launch our first community equipment share program for
 - Golf clubs
 - Adult sets
 - Kids sets
 - Golf caddies
 - Disc golf equipment
2. Expand our community volunteer force
 - Provide easy access to needed tools and equipment
3. Provide storage space for large items currently stored in the Caddy Shack
 - Folding tables, chairs, barbecue and propane tanks
 - Tournament equipment
4. Transform our Caddy Shack into our very own Hat Island Golf Pro Shop
 - Sell golf-related merchandise to create a reliable revenue stream for golf course projects
 - All proceeds go directly to the golf course fund

Please donate by emailing the office with the amount of your contribution. They'll send an invoice to pay through our website.

Questions? Please feel free to reach out to Shanna Nelson at 206-735-2754.

Hat Island Nature Conservancy Committee April 15, 2023 Board Report

Information only, no action needed this month:

This month's report is a reminder of the events happening this spring and summer sponsored by the Hat Island Nature Conservancy.

Sunday April 23, 2023 we'll be welcoming the whales to our waters and celebrating Earth Day. Events will begin at **Conwell Park at noon** for a beach cleanup and walk towards N Division. Plastic bags will be provided as we clean up this lovely beach and see what critters are exposed by the low tide. We'll end the walk at N19, home of committee members Janice Connolly and Bruce Agnew and switch the conversation to **Whale Tales** starting at **1:00 pm**. Community members can join the beach cleanup OR meet at N19 and park on the road adjacent to the bluff.

Cindy Hansen, Orca Network's Education & Advocacy Coordinator, will be here to talk about the whales that make our waters home and even help us identify a recently named Sounders gray whale called Hattie – in honor of our Hat Island waters! Refreshments will be provided and there will be activities for kids. Join us and bring your questions about all the whales that make our waters their home.

Saturday May 6, 2023 is time to talk birds! Two experienced birders, Anna Kopitov and Natalie Boydston, will be here to help us identify which birds are making Hat Island their

home. There will be a morning walk beginning at 10 am. Meet at the Fire Department and bring your binoculars. The birders will also do an afternoon walk starting at 1:00 pm as we look for shore birds and water birds. Meet at the Volunteer Garden for the afternoon walk. Plan to join them for the morning and/or the afternoon and all walks are for families and amateurs as well as more experienced birders. Downloading the Merlin ID app ahead of time will make this event even more fun!

It's almost low tide season! Here are the dates and times for this season's Low Tide walks with Nature Conservancy member Laurie Gray. All walks begin at the Commons and will be held rain or shine. Mark your calendars and plan to see what treasures are uncovered when the tide goes out!

Saturday May 20 – 12:30 pm
Saturday June 17 – 10:30 am
Sunday July 30 – 9:30 am
Sunday August 13 – 9:00 am

On your own walks – lowest tides of the summer, June 4, 5, 6, 7, -3 tides 11 am – 2 pm. IF you're on the island these days, check out what you can see on a -3.0 tide!!

The Committee continues working on a plan for the **KA nature preserve**. We hope to have something for the Board to look at in May or June.
Thank you.
Laurie Gray, Chair
Hat Island Nature Conservancy

Community input: (3 minutes per owner)

Sandy Bettencourt J-19

March 29, 2023

From: Sandy Bettencourt J-19

To: Board of Trustees and Island Management:

Subject: Community Right of Ways and including Use of Residential Lots

Dear Board of Trustees:

I would like to address the issue of our community owned rights-of-ways and in some cases owner lots for debris piling and equipment storage. I hope that an action plan can be put in place either by special projects with staff, volunteers and staff, or just owner enforcement. Please consider the following:

Island Tree-Cutting Debris:

The island is experiencing debris pile up on community right of ways due to cutting trees /brush for move-in or general construction home clearing and winter wind damage. The good wood is taken (which is great for us wood burning for heat folks) away, however, the branches or root balls are left in piles in the right of ways (areas between the road and the owners lot property boundary). These branches/larger stumps take years to break down. It is starting to look pretty shabby in these areas and this activity does not reflect the vision that we all care about in having a healthy forested setting and generally well-maintained right-of ways that our residents can walk on and enjoy.

Possible Solutions could include:

Is it possible in a community notice, that island management ask our owners to clean up the common areas in front of their property? We also do not want the owners to leave

huge piles on their lots either. The CC&Rs could be cited for dumping/nuisance if cleanup is not completed in a reasonable timeframe. Many of these properties have had debris in the right of way for more than 1 plus years and could be directly notified in those cases. What about the possibility of providing these services?

- Scheduling staff and a dump truck to help owner volunteers with loading debris and haul it to an appropriate chipping or burn location. Perhaps this can be arranged by Division this spring and early summer before the burn ban starts. Much like the organized golf course clean up each season.

- By utilizing staff to coordinate chipping, the island can help with limiting the amount of burning needed for this process and less opportunity for any fire related mishap. The chips could be used in locations such as: golf course, new nature park pathways or for sale to owners for their garden use. For larger branches collected, possibly create a location for fire wood for the Commons fire pit for community enjoyment (with volunteer support that is). Only stumps would be burned or used as needed.

Woodland lots need a safe place to burn debris

We encourage our owners to keep as many large trees as possible. Snohomish County also has development requirements that also support this. An issue for many of these lots is that they are in wooded areas and burning larger piles of wood/debris is not practical or a good idea for fire safety reasons. Water is generally unavailable unless there is a residence. Could we possibly identify a location on island property where wood debris can be chipped and or burned as mentioned earlier? This could be a beneficial program for the island if an affordable option (if not free) is provided and could encourage owners to clean up their debris in a timely manner. I think I was told the majority property owner (maybe others) is no longer allowed to burn on their lot(s) due to past violations. If that is true (could be urban legend), he and his helper(s) and others are leaving large piles all over the island, impacting our views, leaving combustible material to burn if there was a fire, and also can impact property values if someone wanted to sell their property next to these non-attractive wood piles. We need to develop a reasonable solution so piles of unburned logs/debris do not remain piled all over the island.

Vehicles and Personal Property:

There are a few owners who have taken to leaving their vehicles on the right of ways for extended periods of time. Our Island rule is 72 hours unless permission is granted by the Island Manager for special circumstances for a limited time period. I am hoping that violations of this nature can be identified by staff or management on their regular drive-arounds so these issues can be addressed quickly, consistently, for all divisions. This could start with:

- Implement a short-term information campaign about rules and use of the right of ways and then a date to start the enforcement program shortly after. Utilize the fees and fines policy if owners fail to act after a reasonable time period for correction has passed. Sending out a community reminder to violators about our parking rules and time limits. Always start with a friendly reminder including what to do if an owner needs more time to park or store something in the right of way.

- Developing a policy about non-operational vehicles/damaged vehicles or equipment abandoned on community property or owners' lots, disallowing vehicles to be left on community property or lots that become overgrown from non-use.

□ Create a right of way enhancement program with landscaping parameters. Prohibit owners from completely taking over right of ways by hedging or treeing up to the road line. *There was to be a policy for some landscaping of right-of-way with conditions, as approved by Island Manager or special committee. This has not been created yet and needs to be done soon as more owners are landscaping in these areas. These common areas are in lieu of sidewalks for pedestrian safety (besides housing valuable utilities below).

Abandoned Equipment on Community Property:

The major landowner's properties located on Island Place Road in G Division have a significant amount of equipment that appear to be abandoned on the right-of-way. This is community-owned property and the owner needs to be formally notified of his violation(s) and a fine process started (if this has not already happened). Hopefully it is separate from his lawsuit issues that are currently being negotiated. The owner has not used the equipment and it is essentially abandoned. In addition, having this kind of equipment on community property poses a liability for our association if some owner or their child is hurt by unsecured equipment in the right-of-way. I believe our Board has a better understanding of what is going on with the current situation and maybe they can update us on this subject. Newer owners may not know the rules and think this is something that is acceptable. This major landowner is also blocking the roadway on Island Place with his equipment. Vehicles have a difficult time turning around and the roadways should be kept clear for an emergency event (fire or medical). This owner is not an authorized contractor on the island and his properties have not been identified for this activity. This is a residential neighborhood. We need the Boards action as soon as possible.

A Heavy Equipment Use and Policy with Rules is Needed:

As part of this concern, I believe the island has not created a policy/rule on storing and keeping heavy equipment on residential lots.

Question: How much heavy equipment is ok on any one lot if it is not identified as a commercial lot/zone? Can the Island establish a reasonable number of privately owned heavy equipment items (and for how long) that can reside on any residential lot.? If the HICA does allow these types of motorized equipment to reside on residential lots, can a screening or garage requirement be established? Does large equipment require insurance? As part of this policy, it would be important to note that the equipment must be maintained and kept in operational order or must be removed from the lot (if at all possible). Equipment left in community areas or left on lots to be overtaken by weeds could be classified as "abandoned" or subject to the CC&Rs as "dumping" and deemed a "nuisance" and subject to removal by the HICA at the owner's expense if not acted upon.

Create a Policy and Rules for Boat Storage on Lots:

Question: Can the Board create a policy of the number of boats/trailers that can be stored on a residential lot (such as what we have for vehicles not including golf carts and ATVs)? I am hoping the Board can establish a limit with guidelines to safeguard other owner's views and eliminate junkyard conditions. Owners with undeveloped lots could certainly clear a driveway for their vehicles, their boat, and or empty trailer. Boats and trailers hopefully will be required to park to the rear of the property or along the side of the residence or garage instead of the front/road side property.

In Summary:

Some of these issues can be directed to committees like the ACC, Governance, and Long-Range Planning (or a temporary ad-hoc committee created) for recommendations

followed by community input if this is done in a timely manner. It is time to start enforcing our existing rules and CC&Rs before it gets too out of control. We respect all that the Board and management does, you have a load. As this island continues to grow, I think these are important issues for the Board to resolve with our island management team. It is time for an action plan. I hope you will be able to provide a response/action plan for most of these issues at our upcoming April Board meeting. Board and Management thank you for your consideration. I believe some owners do not know the rules but will act once they are contacted by staff. Most of our owners are knowledgeable about island rules and do not have issues related to these types of violations. We have a handful of violators and enforcement should still remain under island management responsibilities. It does not take too many violations of this nature to impact our small community's look and feel.
Respectfully submitted, Sandy Bettencourt, J-19

Erik: Thank you, that is voluminous, Sandy touches on a lot of good topics.

Don: This could be amended to our work sessions. A lot of these issues are related to the development guidelines. Both the development guidelines and maintenance and enforcement of CC&R's, deserving of further discussions.

Erik: Some are of the issues are CC&R's, some are Island policies, some are Snohomish County, some probably need feedback from the community.

Dan: People who leave the debris need to be responsible to pay for the removal cost. The idea the island would give an assist for people to get rid of these items for a cost is a good idea. Having a location that the island could gather, and the fire department could come in to assist, is a good idea.

Ray: For those individuals who have vehicles that are no longer operable, they could be taken to the marina and barged off the island at no cost correct?

Kim: Yes. (Kim explained the abandoned vehicle policy and how it works) We are taking 3 vehicles off the island this coming barge run. The cost to bring a vehicle to the island includes the cost to remove it. Some owners have multiple vehicles, we may want to discuss how many vehicles an owner can bring to the island.

Erik: What do we want our island to look like? Rules in the forms of CC&R's, we can set up a policy adjacent to the CC&R's such as how many boats you can park on your property and how tall your grass can be if we want to do that. How involved do we want the County to be involved when rules are broken. What do we want our island to look like, what rules do we have, what rules can we make and how do we enforce them?

Dan: This will also be taken up by the Long-Range Planning Committee. Preliminary results from the survey, the number one priority people want is a pristine, lovely island.

Erik: Sounds like this is a priority for our working session. Cleaning things up, getting rid of dumps, safety, wood burning piles.

Kelly: I wholeheartedly agree with the comments I am hearing. However, there is a cost associated with this and there is only so much staff to work these items. Perhaps part of what the Long-Range Planning Committee is looking at can include additional staff which could be self-funding with increasing the fees, etc. I just don't think we have enough existing staff to hand all of these worthy efforts/desires. I would like to figure out how to provide the support to our Island staff to achieve these objectives.

Ray: The County has code enforcement. There are definitely code violations going on here. Do we want the County to help enforce the codes? We may want to include this in our discussion.

Kurt: There are a lot of fines and policies in place already, we just aren't enforcing them. Consider prioritizing the biggest concerns that have been sitting the longest, such as abandoned tractors, vehicles, crushed buildings etc.

Kim: The obvious violations are easy to identify, some are subjective. The county has been engaged on some of these issues previously and we were not able to get the lots in question cleaned up.

Kurt Kassahn J19

I would like to see us move to in-person meetings by maybe June or July supplemented by Zoom. There is an element removed when we are all virtual in zoom meetings.

Erik: Someone else asked about that as well last month. Our technology is not great to do both in person and virtual. Let's see what we can do. We are shifting to the high season; more people will be in the island; we should be able to shift to in person meetings again. Maybe next month will work. Need to work on getting our technology improved. We will strive for this. Hybrid is still likely, we will have to always keep some sort of dual virtual/in person meeting.

Sharron Meadows A41

Photos taken Feb 28, 2023 and April 12, 2023





Combination of a natural slope stripped of natural vegetation & exaggerated now with "grading" & grass seeding has created water accumulation on Snohomish Way & I think some community property.

Even if the water finally "seeps" into the ground, that water will head towards A-24, A-25, along with all the golf course run off & any run off from homes in that area on the south side of Saratoga Dr.

Future clearing of A55 could exasperate the problem even more. That is becoming a reality with recent owner transactions & a move on house needing a different lot.

Can this "sitting" water & run off be addressed? It was my hope with the Drainage Study a plan would be eventually executed. It's been years because of expense, staffing, etc. but allowing so much water above ground/underground to run towards the bluff is creating a serious erosion problem. With all our native plantings, etc. we've since lost 10 feet of bluff since building.

Some corrective measures and preventative actions regarding drainage need to be implemented.

Truly Concerned,

Sharron Meadows A-24

Kim: I have noticed that as well, and it was not there prior to the house being built, I will contact the owner. We have a drainage study, but we do not have a drainage plan. I have a huge concern about homes that are coming in an filtering their water from drains and roofs onto other property or community property. The drainage is a huge concern. This is a high priority for me.

Kelly Dukes A29

I have a large very visible landslide you can see as you enter the marina. Surface water is a huge concern, but beware what is below you that you cannot see. There is an active stream coming off the island about 50 feet down the bluff. It is eroding my lot, but beware who is next. I have lost 10 feet of property in the past year.

Kim: Unfortunately, unlike the San Juans our island is not made of rock. What happens we have a top layer of sand, and then further down it becomes clay. When the water hits the clay, it goes shooting off over the bluff as a stream. On the community property near the lot I just bought, when the water level gets to a certain point it bubbles up at a spring. We spend some money to tie this into a tightline. When someone does something in the middle of the island it will make its way towards the bluffs. This whole island should be considered a critical area, not just the bluffs and beaches.

Erik: So, we have the Water Committee. It is not just about the RO. Roelof, do you think this is something that you could take on?

Roelof: Yes, I also am on a bluff and this is important. Taking out trees and other activities causes water to make its way towards the bluff and this is concerning.

Dan: Long Range Planning Committee meeting this next week. The preliminary responses on the survey included drainage as a big issue. Bruce Agnew is going to work on a sub-committee of the Long Range Planning Committee to look at this as well. Perhaps Bruce and Roelof can collaborate.

Erik: Requests a motion to enter executive session to discuss legal matters.

Kelly: Motions
Don: Seconds
Vote:

Erik Smith- President	Yes
Ray Stephanson – VP	Yes
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Aimee Caccavale- Trustee	Yes
Dan Jensen- Trustee	Yes
Roelof Burger	Yes

Motion approved

Moved to Executive Session at 11:32.

Return to Open Session at 12:20pm

Erik: Returning from Executive session, we have nothing to report. Requests a motion to adjourn.

Dan: Motions
Kelly: Seconds

Vote:

Erik Smith- President	Yes
Ray Stephanson – VP	Yes
Don Stark- Treasure	Yes
Kelly Dukes- Secretary	Yes
Aimee Caccavale- Trustee	Yes
Dan Jensen- Trustee	Yes
Roelof Burger	Yes

Motion approved

Meeting Adjourned at 12:21pm

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.