

Agenda

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

Saturday March 18, 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	Virtual
Kim Gleason- Island Manager	Absent (Vacation)

Agenda:

Call meeting the meeting to order
Approval of meeting minutes January 21,2023
Legal Report- Erik Smith
Island Manager- Kim Gleason
Treasurer's Report- Don Stark
Old Business:
New Business:

Committee Reports:

ACC Report- submitted and does not require action

Long Range Planning- submitted and does not require action

Marina Committee

Water Committee, Roelof Burger

Community Input (3 minutes per owner)

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

Erik: Requests a motion to approve the minutes

:

- January 21,2023 (HICA Board meeting)
- February 18, 2023 (HICA Board meeting)

Kelly: Motions
Ray: Seconds

No discussion

Vote:

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

Motion passes- minutes are approved

Legal Report- Erik Smith

As you may know we have been in lawsuits for decades with Matt Surowiecki and some other plaintiffs. Last week our legal counsel Jeremy Stillwell filed a motion seeking a court order to force the surety bond to tender payment to the court's registry for distribution to HICA. A hearing in the motion was held last Friday at 9:30am. Matt Surowiecki insurer did not appear to oppose so the court entered the order requiring Surowiecki to pay the tender funds to the court registry within 10 days. We are looking to ensure the insurer gets the order since they did not appear. Once paid into the registry the court's clerk disperses the funds to HICA. The final payment is not set in stone in large part due to the interest that has accrued. HICA can expect funds in the \$35,000-\$40,000, give or take. So that is the summary on the lawsuit, we are hoping to see the funds soon.

We are pushing harder on the foreclosures. As you might recall, our insurer had a proposal to mediate and negotiate a global settlement. Unfortunately, that did not yield successful results, but we tried. Our legal counsel is going to engage in some motions practice to dismiss some of Matt Surowiecki's claims. Basically, he is bringing back some of the same arguments that he has made in the past decade, but we need to properly respond. Not unlike our prior litigation in which we filed multiple summary judgments motions until there was nothing left of his claims. It is part of the process, it largely just readdressing previous claims. We do intend to amend the foreclosure action to add the unpaid marina assessments.

PUD Report:

HICA has been working on securing our new 3 phase power. We have been working with PUD. Shelly Patterson, the PUD Sr Project Manager, provided an update to us. They continue to work with the Port of Everett and the US Dept of Ecology on the final design that will provide flexibility on the future land excavation and clean up. PUD made early contact with permitting agencies to ensure timely permitting. The permits are expected to be submitted in March of 2023. PUD will purchase the cable ahead of the construction bidding process and contractor selection to help save time. PUD expects to save 5-6 months. Cable procurement has a long lead time of around 12 months.

The directional boring is planned in 2023 to avoid hitting eelgrass which is important part of salmon spawning ecosystem. For the overall schedule, we expect the 3-phase power to be complete by fall of 2024. Schedule is progressing pretty much as planned, slower than we want, but PUD is working hard to get completed as fast as possible.

**Island Managers Report- Kim Gleason
None**

Treasurer's Report – Don Stark

All payables are current and our reserves & operating income, as of January 31, 2022 are as follows:

Capital Reserve: \$359,978
Cash Reserve: \$258,662
Marina Reserve: \$9,633
RO Reserve: \$114,847
Operating Income: \$599,421

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

Respectfully,

Don Stark
HICA Treasurer

As we are a non-profit our profit our budget does not target a large profit. We have surpluses we try and maintain at the end of the year. The budget is tracking to the plan. At the end of March 2023 we will see one quarter which will help to validate that what we budgeted is accurate.

Old Business:

Discuss outcome of Vessel Committee's meeting regarding Board's request to consider 1) an additional ferry/landing craft and 2) 7 day/wk ferry service.

Erik: Last month the Board discuss the possibility of 7 day ferry service and a additional water landing craft to provide service to beach in access lots and provide emergency services to the island. Aimee took this topic to the Vessel Committee to start the discussion.

Erik: Requests a motion to discuss this topic for the next 20 minutes.

Aimee: Motions

Ray: Seconds

All in favor

Discussion:

Aimee: Before we get started wanted to inform the community that our Vessel Committee Chair, Udo Gertz, has decided to step down. Udo has been invaluable and helped to make our new ferry a reality. He has been an amazing volunteer and an asset to the community. If you happen to see Udo on the island, please join me in thanking him for all his outstanding service.

Udo did put this information together. Several items discussed. 1) landing craft to provide emergency services to the island (fire and medical) as well as provide landing craft services for boat in only areas on the island and more frequent barge services to the island. 2) Evaluate 7 day a week ferry service.

Udo did a survey to the Vessel Committee; the largest concern is the cost involved with these two options and how it benefits the entire island. Udo had a detailed conversation with our ferry captain Kyle Sparrow. The biggest concern that came up is the 7-day ferry operation is a concern without a second vessel. Anderson island recently had a situation come up. They have 2 ferries, and they were both out of commission and left people stranded. It is something to think about as we consider these options.

Hat Island Ferry Committee

At the Board meeting Feb 2023 Board members asked to evaluate 2 scenarios for vessel service for the Hat Island Community

1. Board member Don Stark:

- Small Landing craft to be operated between the Marina and Beach Divisions to transport passengers and limited cargo
- assist the Fire Department in Emergency Situations,
- support island MX in repairs at Beach divisions,

2. VP Ray Stephanson:

- evaluate the requirements, cost, etc for a 7 day ferry operation with a schedule similar to the current Monday / Thursday schedule
- island growth and need for an increase in service for commuters and Islanders

Hat Island Ferry Committee:

- My initial thought process led me to the idea, that we investigate these 2 scenarios independently. I send an email to the committee and had some discussions about the subject.

-Biggest concern was the cost for both ideas

- Questions about the benefit for the whole island came up

Being involved in the ferry replacement, we were all aware of the resistance of the community to spend a lot of money. A lengthy and very good discussion with Captain Kyle Sparrow led to a rethinking of these 2 scenarios.

- A 7-day operation is asking for trouble without a replacement vessel!

Request 1:

Small Landing Craft, with cabin, 6 PX max, no COI, 6-Pack license
- transport people, materials to Beach Divisions

- EMS (Fire Department) and utility service island to Beach Lots
- limited cargo capabilities to Beach Lots
- ~ \$150,000 to \$200,000 new with 18 – 24 Month delivery time (250-300K 18 mos new)
- used market needs to be evaluated, if desired

Specifications Request 1 (example)



Model: 26-51 Utility Munson

Outfitting includes a full width cabin with seating for six, diesel cabin heater, tow post, engine guard, lifting davit and 12V anchor windlass. A large radar arch allows stowage of a dinghy on the cabin roof. Twin 150 HP outboards are installed on hydraulic jack plates for shallow operations.

Hull Length: 26 ft (7.9 m)

Beam: 8 ft 6 in (2.6 m)

Hull Type: Mono hull

Power: Yamaha 150 hp x 2

Propulsion: Outboard (25" shaft)

Fuel: 75 gallons

Speed: 42 mph, light ship

Estimated cost \$150,000 to \$200,000

Delivery 18 to 24 month

Request 2

- operate Hat Island Ferry 7 days a week (like Monday schedule)
- increase in operational, administrative and associated cost
- additional personnel needed to run 7 days (estimated \$\$\$\$\$\$)
- Caution: an increase by roughly 50 % in operating hours does mean more scheduled MX and a higher probability of down time due to scheduled/ unscheduled MX (Estimated cost \$\$\$\$\$\$\$\$)
- to provide the Community with a reliable option, a second vessel needs to be considered!
- If the current vessel is out of service, very unlikely to find a company to fill in for the runs; and if we find somebody, it will be very expensive!
- Another ferry to be built, I don't want to talk about that number! Used boats would have to be investigated also.

Specifications #2 (example)



Hull Length:36 ft (11 m)
 Beam:12 ft (3.5 m)
 Hull Type: Mono hull
 15 passengers (COI required; possible to run also as 6 pack)
 Power: Honda 250 hp x 2
 Propulsion: Outboard (30" shaft)
 Fuel:300 gallons
 Speed:38 mph, light ship

Estimated cost \$ ~ 400,000 to \$450,000

Delivery 18 to 24 month

Remarks from Committee members:

Craig: operational cost needs to be evaluated, if the island can afford!

Udo: I scheduled a Committee Meeting for 28. Feb 2023.

Board Chair Aimee asked me, if it would be ok to invite 2 additional people to the meeting: Don Stark and John Grey.

I agreed and we had a meeting, were unfortunately some members could not attend.

I opened the meeting referring to the recent problems that one of the Anderson Island Ferry had/has.(vessel is grounded by USCG for some weeks)

I wanted to point this out, to make everybody aware of possible issues, we could also be facing.

Meeting points:

The statements made, were only addressing the small Landing Craft and that increasing the ferry frequencies would be negative for the Quality of Life.

Don offered to make a matrix to evaluate the issues at hand.

Alternatives/mission	Size/power	Passengers	CG Vessel Licensing	Captain Licensing	Capital Cost Est	New: Delivery Time	Annual Op & Maint	Other Comments
							2 to 10% of purchase price per year	All vessels: shallow draft, welded Aluminum, Drop Down Bow, enclosed cabin, moored at HI marina
Bare bones shuttle								
transport people, materials to beach divisions	26-28' Long, 10' beam	6	unk	USCG-6 pack license	\$150,000	18 months	?	Paid Captain
								More Used Options

EMS and utility service, limited	Single engine							
cargo capability								
Enhanced utility vessel	30-35' Long	6	unk	Master License	?	?	?	Paid Captain
transport patients to Everett	beam 12-14'							
transport building materials	2 engines or 1 with							
in lieu of barge runs, transport	bow thruster							
utility staff, materials,								
vehicle for beach lots								
Utility vessel/back up for ferry								
performs all functions above,	40' Long	16	Yes	Master License	\$400,000+	18 months	?	Paid Captain plus First Mate

It would be great, if we could have some service for the Beach Lots and a spare ferry.

I believe, the vessel which would service the island best is # 2; it can also have the capability to fire fight in the marina and on Beach Lots.

This is also my last report for the vessel committee.

I have enjoyed working together with many people. I want to thank the committee members, the vessel crews and Kim Gleason, island manager, for their support.

Good luck!

Respectfully

Udo Gerz

Discussion:

Aimee: My thoughts that this is not something immediately, budget is a constraint and the community would need to approve it. Suggest that this is something for the Recommend Long Range Planning (LRP) Committee to consider for the next 5 years.

Erik: Makes sense to me, appreciate understanding costs, I like the idea that the LRP Committee take this idea as a consideration. Next LRP Committee is later this year.

Ray: Good skeleton on vessel costs. I would like to see labor cost and staffing. I don't think we discussed more than one ferry when we discussed the potential for passenger ferry service from Whidbey to Hat and Everett, maybe we missed that. The larger

landing craft may be able to provide Tues, Wed service. Agree this is likely a future endeavor- good to bring to the LRP Committee. I would like to see the labor costs, what the staffing would look like, and what the revenue opportunity for a landing craft might generate. A landing craft could help with barge services to the entire island vs waiting 4 times a year. We have suffered for years with a large property owner that has not paid his dues. Because of that situation our revenue has been stunted. Good to get more specifics.

Aimee: I am in agreement, we lost Udo, but I will work with Captain Kyle and the Long-Range Planning Committee and see if we can't come up with the information. The lead time is ~36 months, so engaging with the LRP Committee for consideration is wise.

Erik: With the economy there may be an opportunity for a well-priced used boat.

Don: Good suggestion Aimee, having the LRP Committee look at this. Important to look at both of these issues now, not when they are desperately needed as it will take time to implement. These are Long-Range Planning ideas, Vessel Committee started off, analysis of cost, crew, licensing factors, it is a complex set of decisions. Speaking of Kurt Kassahn who is the Community Chair of the Long-Range Planning Committee and myself and the Co-Chair/Board Member we many need the expertise of others as we proceed with this analysis. It is important to look at this now, not when it is too late.

Erik: Aimee, I think that you are saying you will work on this.

Aimee: Yes, with the Vessel Committee and Captain Kyle.

Don: The Safety Committee, Fire Department, Vessel Committee, and Long Rang Planning Committee's will all need to be involved.

Dan: We are shooting for Community wide retreat in June 2023. The LRP Committee will seek input from the community. We should have enough of the cost impacts to asses. Requires community input, next year budget cycle at the very least.

Erik: Just so the community understands the Board is seeking to proactively look ahead and understand what the island may or may not need in the future and be prepared. No matter what, it is a community decision and requires a vote of the community.

Ray: John Gray and I have spoken about this. There may a possibility of pursuing federal funding, and our Volunteer Fire Department could qualify. If it appears to be a path, we will bring that back to the Board. In the event of a wildfire on the island, how do you fight the fire and how do you evacuate people are considerations. I will investigate pursuing federal funding for the project for the safety of the people of Hat Island.

Erik: Great idea, put a water pump on it maybe we could get some subsidies.

Ray: The boat that the city of Everett bought with federal funding had a pump in the on the front of it. In the event that are hard to reach by a fire truck a water vessel would be very desirable. Common sense says there may be a case to be made, I will investigate and get back to the Board.

Erik: Is there any old business to be discussed.

Kelly: Yes, Mr. President I would like to address the community on the petition for low season moorage.

Second: Roelof

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

Kelly:

March 18, 2023

From: HICA Board of Trustees

To: Hat Island Community

RE: Petition – Low Season Moorage

Dear Hat Island Community,

The Board would like to take the time to specifically address a petition to extend Low Season Absentee Moorage from 30 days to 60 days.

In August of 2022 a campaign was started by an owner to increase low season absentee moorage from 30 day to 60 days at no additional cost. The owner used a letter, text and phone call campaign to residents in the community to garner signatures in support of their petition. A second letter was recently sent out to selected residents as well.

The petition did garner signatures in support of the proposal. However, it should be noted that on Hat Island property owners are allocated one vote, multiple persons in the same household are not counted. Additionally, the Board has been contacted by owners who received multiple communications on the topic and were upset and felt that they were being compelled to respond.

Over the past 8 months the Board has dedicated significant time and attention to the topic in an effort to find a reasonable solution. The Board requested community feedback which generated comments both in support of and against the proposal, the majority of the comments did not support changing Low Season Moorage to 60 days.

The Board requested the Marina Committee engage on the topic and provide a recommendation to the Board. The petitioner participated in the Marina Committee discussion as well, which resulted in a recommendation to change the Low Season Absentee Moorage Policy to strike the word “double” and charge the daily rate after 30 days of absentee moorage. The Marina Committee voted on this recommendation with 7 members supporting and 1 member dissenting.

On January 31, 2023 the Board voted to adopt the Marina Committee recommendation to amend the Low Season Absentee Moorage Policy to reduce the rate to daily after 30 days. The policy previously read “double” the daily rate after 30 days.

While the resulting motion did not grant 60 days free absentee moorage it did reduce the cost to the daily rate, which is fair and reasonable. The argument that it does not cost anything to extend Low Season Absentee Moorage to 60 days does not resonate with the Board. To follow that logic would then open the door to apply that same logic to other amenities on Hat Island. It would not be fair and reasonable to allow owners to ride the ferry for free just because there are empty seats.

The Marina is a valuable asset and the Board has the obligation to treat it as such. Unattended vessels can and have sunk in the marina during storms, which took island resources to mitigate.

The Board has made a reasonable effort to address the petitioners request and considers this matter closed.

Sincerely,

HICA Board of Trustees

Erik: Thank you Kelly. Are there other Board members that would like to comment? I agree with this whole handedly we have been thought this for a while and did make the process for owners easier during low season. However, I think it did not meet the exact request that the petitioner was making. We have been working on this for 8 months now. The Board and Marina Committee have reviewed this multiple times. The office and the Harbor Master are keeping statistics, so if the community wants to pick up again at a later time we can. At this time, we don't want to keep rehashing the topic and exhausting our committees on the topic as feel we have thoroughly and fairly analyzed the situation.

New business:
None

Vessel Committee

Erik: Report was covered earlier. Thank you, Udo, for all your hard work, you have been a great help and valuable asset to the community.

Udo: Thank you for your kind words. It was a lot of fun to work with the committee members, Ferry Crew and Kim in the office. I take great pride in the ferry we have. Whenever you have questions I will help, but at this point it was time for me to step down and look at other things in my life right now.

Discussion: Multiple accolades for Udo, and the good work he has done for the community.

Nature Conservancy

NCC Board Report for March 18, 2023 meeting

The Nature Conservancy of Hat Island is busy developing educational and fun activities for community members as the weather warms up as we all look forward to spring and summer on Hat Island.

Today, March 18, 2023 from noon - 2:00 pm look for opportunities to purchase native plants at our **GetYourGreenOn** event at the Commons. Bare root native shrubs and trees will be available with suggested donations of \$5-\$10/plant. There will be demonstrations of how to plant them and best locations for survival. ALL will need protection from our island rabbits!

Sunday April 23, 2023 we'll be welcoming whales to our waters and celebrating Earth Day. The day's activities will include a beach cleanup and a walk at Conwell Park, a "Whale of an Event" at N-19 as the lot owners celebrate their home's 100th birthday.

We'll have a member of Langley's Center for Whale Research talk about the gray whales and orcas that swim around our island, activities for kids and families, refreshments, and opportunities to learn about these amazing creatures and why our continued stewardship of our island is critical to their survival. Look for more details in early April.

Saturday May 6, 2023 It's time to see what birds have returned to Hat Island! A Christmas Bird Counter, Anna Kopitov, will return for morning and afternoon bird walks. Bring your binoculars! This fun event will be for beginners, amateur birders, families, and kids. Times and locations TBD

Look for **Summer Low Tide Beach Walks** with Laure Gray on these weekends this summer. **May 20-21, June 17-18, July 29-30, and Aug 12-13.** As many of you know, sometimes we don't actually walk very far because there's SO much to see! Times and locations TBD

K-A Natural Preserve update: The property boundaries have been located with some surprises to find out it's actually located on both sides of the road. Plans are underway for log removal, removal of blackberries, and some general pathway identification. We have not come up with a name for this beautiful piece of land yet and are looking for ideas. Look for opportunities to be involved with this in the coming months.

New FaceBook page - Several members of the committee will be administering a new FaceBook group page, similar to the Garden and Family group pages. Please encourage community members to follow Hat Island Nature Conservancy.

Signage at Conwell Park - One of our main goals for 2023 is to begin putting up interpretive signs that help explain the flora and fauna as well as ideas and suggestions for being good island stewards in keeping our Island green and natural. Our first one will be at Conwell Park where we hope to provide info on how this land was donated by the Swarms as well as some information about the beach environment and beach etiquette. Look for a proposal in the coming months from this committee.

Laurie Gray, Chair
Nature Conservancy of Hat Island

Social Committee

Lori Christopher: 3 live band events this summer.

Looking for sponsors to help procure a PA system on the island to help make it easier to hold their events. Expect the system to cost \$1,200. Anyone who helps sponsor the PA system will receive a glow in the dark wrist band that can be worn to the concert which will receive special benefits.

Aimee/Lori: There is an opportunity for a \$300 band night sponsorship. Either a business or family can sponsor a band. Sponsors will have their names on the fliers and get all kinds of kudos. Get the dates out- this is going to be a lot of fun!

Kelly: New social calendar on the hat island website. Encourage everyone to look at it. It is awesome!

Erik: Thank you to the community, it was one of the things that we put into the budget was to upgrade our technology.

2023 HAT ISLAND SUMMER CONCERTS AT THE COMMONS! PLEASE HELP SUPPORT!

FUNDRAISING CAMPAIGN

Every year the fun & entertainment gets bigger & better, BUT we can't do it without your support.

In accordance with the Hat Island Fundraising Policy, the Social Committee would like to propose a fundraising campaign to help support the live music Summer Concert series.

The goal of the Social Committee would be to make these music events 100% FREE to all islanders. But, until there are budget funds allocated for the committee we are relying on donations to help support these activities. At each concert we "pass the bucket" to raise funds to specifically pay for the bands, in lieu of tickets—thanks to generous attendees we have been able to cover their appearance fees—but just barely.

This year, we would like to provide a PA system, eliminating the need for bands to travel with "all the gear" making the set up and break down more efficient. We are asking for donations to help fund this purchase, approx \$1,200. Additional funds raised will be used for other concert related expenses, like food/ beverages and shortfalls in bucket donations.

We propose a two-tiered approach:

1- \$100 SUPER SUPPORTER -

Receive Glow in the Dark wristband

Invitation for Super Supporter event (that)

2- \$300 BAND NIGHT SPONSORSHIP -

(Individual or Business) Receive printed acknowledgment on all promotional materials and emails. Announcements at beginning, intermission and end of performance. Sponsorship supporters also receive 2 Wristbands.

JULY 29
MASSY FERGUSON
AUG 12
PETTY THIEF
AUG 26
SANTA POCO

WEAR YOUR WRISTBANDS TO THE CONCERTS FOR SPECIAL SURPRISES!



THIS CONCERT IS SPONSORED BY:
(YOUR BUSINESS NAME)
OR (THE FABULOUS FAMILY)

2023 HAT ISLAND SUMMER CONCERTS AT THE COMMONS! MARK YOUR CALENDARS!



Stick together for an Island success—our own! Our audience and the band have graciously donated their bands on both sides of the country track of hats, covering out their own brand of amplification the way.



We're Free Fallin' at how with the band and the West? Fast Drive from seeing you definitely won't want to miss the most authentic and genuine sounding live Punk experience in the Pacific Northwest

Check us out for an Island success—our own! Our audience and the band have graciously donated their bands on both sides of the country track of hats, covering out their own brand of amplification the way.



You asked for it—we're delivering! This country band with a country, punk, bluegrass and more than three equally talented musicians will make you look up your head with prices about big shows, but don't miss out on this one!

Water Report

Roelof: Nothing unusual to report.

Good to see the R/O unit is producing 61% of the water, as there were a few months when it was out of commission. Interesting statistic, producing less water than last year. likely less people on the island TY vs LY with COVID impacts LY.

Water Update 2-2-23

Water produced in Jan:

	Jan	YTD
Wells	118,920	118,920
RO	188,300	188,300
Totals	307,220	307,220

During January the Wells performed as expected and the RO production was 188,300 with the RO producing at its expected capacity.

The production from this period was 36% less than Jan of last year. The water mix was 39% wells and 61% RO.

The YTD produced is 24% less than the last 2 years avg of their YTD amount.

Community input: (3 minutes per owner)

This is a meeting of the Board of Trustees, not a community meeting.

Community comments are welcomed at the beginning of the meeting and on any action items of the Board. The presiding officer will announce when comments will be heard. Please be patient.

Any community member wishing to speak must obtain permission to do so from the presiding officer.

Please give your name and lot number and any group you represent before speaking.

All remarks must be addressed to the presiding officer.

Comments shall be limited to three minutes or less for each person on any given subject.

Any derogatory remarks will not be tolerated.

March 18, 2023 Board Meeting

From: John Gray, Safety Committee Chair

The Hat Island Fire Department is an important part of the Safety Committee and I want to share several highlights about the Fire Department for the community's general information.

- At the recent awards ceremony, Karl Bangerter was recognized for his 35 years of service and dedication to the wellness of the department. Steve Hesby retired from the fire department after 25 years of service and his special contribution of helping to build the current emergency medical service program is appreciated. Steve Nielsen received a special award for leadership. Andy Grove was awarded the Safest Firefighter award for 2022 and another award for his special dedication to the department. Commendations were awarded to Brad Tinius, Rick Bennett, Duan Tinius, Nate Moyal, Lori Christopher and Alice Moyal for their courage and effort in fighting the house fire last August.
- The Fire Department will soon be training on how to fight a wildland fire. This is the single largest threat to our island and would likely be caused by an out of control fire that was started by an owner.
- Conversations with Airlift Northwest about ways to improve the service of evacuation by helicopter is continuing. The department recommends that owners buy a membership for this service as part of their personal safety plan.

Finally, the Fire Department and the Auxiliary are seeking new members. No matter who you are or what your abilities are, if you have the desire to serve your neighbors; there is a place for you in the Fire Department or with the Auxiliary. See any member for information. Come to the fire station on the second Saturday of any month and see what we do.

Erik Soderstrom - M-53

Hat Island Manager and Board Members'

I recently received a letter from Steve and Toni Jefferies lot B27 requesting support for expanded Absentee Moorage during the low season when members are off island. Although I do appreciate the effort and contact by the Jefferies I am writing you indicating I oppose the request. I feel that boats being moored in the marina for longer periods of time (60 days as opposed to 30) in the off season causes more problems. From my experience with the marina over the last two decades is that in the summer and fall it is constantly full or close to capacity. Hat Islanders prefer the premium and easy to use spots and I fear that with the boat being at the island for 60 days will take up more space and in usually in the premium spaces. Lets not create additional congestion.

People have options with their boats when they leave the island. They can trailer it or they can moor it in Everett. Please do not make the Hat Island Marina people deal with more boat congestion in the marina just because it is easier for the island vacationer to get off island.

Erik Soderstrom
M-53

Steve Jefferies B-27

I am going to summarize my letter. I guess I will have the opportunity to respond to the new business that Kelly just presented. Now, I want to update the Board and Hat Island community on our request now supported by a growing number of supporters. now at 123 community members, to make a small amendment to the Absentee Moorage Policy.

In the interest of time, I will summarize the request. The community request is for a small amendment to the marina policy that limits how much time you can leave your boat in the marina when you go off island. The policy itself was well intentioned. It was designed to prevent anyone from using the marina as a cheap long term moorage space. Unfortunately, the way the policy was written was unnecessarily restrictive. Currently over the 7-month low season you can leave your boat in the water only 30 days in the marina, while you spend time on the mainland doing things like shopping, doing business, recreation, celebrating holidays with family and friends, dealing with medical issues and so on. Over the 7 months only 30 days out of 200 is not much time. Our request was simply adding 30 additional days to the policy. A small number of concerns to this request have been voiced the most important of these was whether adding these additional days would limit available dock space to boaters during the low season. The attached document reveals that data from both last year and this year proves conclusively that during the low season the Hat marina is largely empty and has plenty of available dock space. Adding 30 more days to the low season absentee moorage allowance would not cause any dock space shortages. The Board acknowledge in November that the marina has capacity. It's recent decision to reduce fine for leaving a boat for more than 30 days confirms that dock space isn't a low season problem, otherwise it would have made no sense to reduce the fine. A small number of other concerns that have been expressed are unrelated to the goal of the policy that is being discussed, which is ensuring adequate dock space. I have briefly addressed them in the attached document.

This past year the Board acted to better accommodate the needs of on island and off island owners by adding a Monday ferry run. 123 community members are now asking the Board to do the same for boat owners.

As a Marina Committee member commented, this is not a special privilege it is one example of accommodating members who have different requirements because of the unique Hat Island environment.

Thank you again for considering this request, and I look forward to your response. I guess I just saw the response that you just posted, but guess I am just asking you to look again, but this time look at data. People have opinions, but the actual data shows there is plenty of room. This last week there were 25 boats in the marina most days. That is less than a quarter full. There is lots of space, that was the point of the policy. To talk about other things when not related to the policy and that was very frustrating. So, I guess I am asking you to listen to the folks who were saying, if you look at the policy, clearly there is plenty of dock space. If there are other topics, that is unrelated to this policy, create a new policy. Appreciate your time.

Full letter from Steve Jefferies:

Absentee Moorage Policy Amendment Request Update
Presented by Steve Jefferies on behalf of 125 Community Members

March 18, 2023

I would like to update the Board and members of the Hat Community on a request now supported by 125 community members (and growing), to make a small amendment to the current Marina Absentee Moorage Policy. What follows is a brief explanation and summary of our request.

- The Absentee Moorage Policy we are asking to be amended was created many years ago. Its goal was to prevent the Hat marina from becoming a cheap, long-term storage location where boats could be left, in effect stored, while owners were not on the island.
- 30-days in the 7-month low season were included in the policy that permitted boat owners to leave their boats in the marina and go briefly off island for activities such as shopping, business, medical issues, recreation, visiting and helping family and friends, celebrating major holidays, birthdays, marriages, births, deaths etc.
- The amendment our community group is requesting today is to extend this allowance to 60 days during the approximately 7-month low season.
- This addition would provide greater lifestyle flexibility for all boat-owning community members who are spending time on the island, while still preserving the intent of the Absentee Moorage Policy: Preventing the marina from becoming a location for cheap, long-term boat storage while owners are off island.
- A small number community members have expressed concerns about the impact of this amendment. Some speculated that adding 30 additional days of absentee moorage would create a moorage space shortage for community boat owners.
- However, based on data from the 2021-2022 low season less than 2 of the total 112 dock spaces were used daily for absentee moorage. In other words the impact of absentee moorage last year was insignificant.
- Data collected so far in the 2022-2023 low season reveals that the island marina is almost always 2/3 empty and often 3/4 empty. This last week on

most days only 25 boats were in the marina, less than 1/4 of its capacity.

- At the November Board meeting, as noted in the Minutes, one of the board members stated, "It is clear that the marina has capacity." This acknowledgement together with the actual data that has been collected, should end any speculation that adding 30 days to the current absentee moorage policy will create dock space problems for any island boaters. There is plenty of dock space in the low season months.
- Further, the recent decision by the Board in January to reduce the fine for boat owners exceeding the current 30-day absentee moorage allowance, confirms

Board recognition that absentee moorage during the low season does not impact owner access to dock space. Obviously, if the Board was concerned about low season dock space it would have made no sense to make absentee moorage less punitive.

- The few other concerns to our policy amendment request have either not been explained or are based on issues unrelated to the purpose of the

Absentee Moorage Policy, which you may remember was to prevent long-term boat storage and ensure dock space for community boaters.

- Let me address a few of these. One objection was that making this amendment would create a special policy for island residents, something that our island attorney has reportedly advised against. But that's not what this is! In reality, what's being requested is simply an amendment to a boat owner policy. It is for everyone not a special group. As one member of the Mariana Committee noted, "This is not a special privilege, it's one example of accommodating members who have different requirements because of the unique island environment." And of course the Board does this all the time with policies for dog owners, ferry riders, community gardens, fire burning, parking, golf course users, home construction, etc.
- A few concerns were raised because last year the island sold 159 annual moorage permits but we only have 112 dock spaces. More people they point out, are bringing or building homes on the island. They speculate (absent any evidence) an impending lack of dock space. By that logic, purchasing a ferry that carries only 40 people was a huge mistake in view of the island's 485 property owners. These concerns overlook the fact that not all boat owners visit the island simultaneously. And of course the actual moorage data has proved beyond doubt that dock space is not an issue in the low season.
- Again, as a Marina Committee member commented, "Not adopting a policy because it might have a negative effect on marina availability is not a valid reason when current numbers show there wouldn't be a negative impact. If in the future those numbers change (most likely summer months) then the policy should be revised to reflect current conditions."

- This past year the Board has acted to better accommodate the needs of on-island and off-island owners through adding a Monday ferry. For most boat

owners this addition offers few benefits. Nevertheless, in the spirit of building community, boat owners have supported this addition. But it seems to us both discriminatory and rather mean for the Board to make these accommodations (that are an expense to all owners), while ignoring our small request that would benefit the boat-owning community (and have no associated costs).

- So in summary, on behalf of the 125 community members whose names are included below - neighbors and property owners who elected you to represent their interests and overwhelmingly outnumber the small number of those who have expressed concerns - we are asking the Board to make or at least try the

requested amendment to extend the low season Absentee Moorage allowance by an additional 30-days.

- Thank you for again considering this request and for your commitment to serve as representatives of our community.

Absentee Moorage Policy Amendment Request Petition

We, the following Hat Island property owners are requesting that the Hat Island Board of Trustees amend the Absentee Moorage section of the Marina Rules and Regulations. The requested amendment is to change the section of the policy that notes the "Maximum number of days allowed is 14 days for the "High" season and 30 days for "Low" season (as defined by the ferry schedule), totaling 44 days per calendar year." The amended policy would add an additional 30 day accommodation for a total of 60 low season days and would read as follows: "Maximum number of days allowed is 14 days for the "High" season and 60 days for "Low" season (as defined by the ferry schedule), totaling 74 days per calendar year."

Justification for this request is that the current 30 day absentee allowance in the 7-month low season is unnecessarily restrictive in order to preserve the intent of the Absentee Moorage policy. The amendment would preserve the intent of the Absentee Moorage policy while adding greater mooring flexibility to all boat owners during the low season.

Names/ Lots

1. Steve Jefferies, B27
2. Toni Jefferies, B27
3. Mike Worthy, H43/44
4. Carolyn Worthy, H43/44
5. John Melgaard, B105
6. Mandy Melgaard, B105
7. Brad Tinius, M30/31
8. Duan Tinius, M30/31
9. Karl Bangerter, B94
10. Martha Bangerter, B94
11. Charlene Day, J23
12. Chuck Howell, J23

13. Stan Van Spanje, F15
14. Karen Van Spanje, F15

15. Brad Bellrichard, B74
16. Akiko Bellrichard, B74
17. Janice Araujos, N8
18. Marcelo Araujos, N8
19. John Hammel, B36
20. Joyce Hammel, B36
21. Pam Wascher, G4
22. Kevin McDaniel, E52
23. Brook McDaniel, E52
24. Meri Shropshire, G47
25. Dan McCambridge, K9
26. Rick Bennett, E35
27. Kristine Bennett, E35
28. Ryan Ogaard, N14
29. Wendy Ogaard, N14
30. Cheryl Petterson, G13/14
31. Jim DeCico, E36
32. William Townsend, A23/24
33. Sharon Townsend, A23/24
34. Rodney Hermes, K41/42
35. Destia Hermes, K41/42
36. Robin Ogaard, N13
37. Carolyn Ogaard, N13
38. Dianna Bonn, C4
39. Greg Bonn, C4
40. Marcia Gregory, M100
41. Larry Yellen, f M100
42. Steve Slawson, B112
43. Kristina Blair, B112
44. Ian Weiner, G46
45. Dana Weiner, G46
46. David Kelley, W16
47. Jen Kelley, W16
48. Chad Matteson, G42
49. Tiffany Matteson, G42
50. Rick DeFrancesco, M86/87/88
51. Ladora DeFrancesco, M86/87/88
52. Wendy Leigh, J84
53. Brantley Duke, B97/F81
54. Rebecca Duke, B97/F81

55. Aaron Shelton, B66
56. Jane Shelton, B66

57. Tom O'Day, A16
58. Bobbi O'Day, A16
59. Craig Harris, M39
60. Barb Harris, M39
61. Dave Andrews, M38
62. Joan Andrews, M38
63. J.T. Adams, B17
64. Connie Adams, B17
65. Steve Hesby, K36
66. Kelly Hesby, K36
67. Steven Nielsen, J18
68. Mary Nielsen, J18
69. Bruce Agnew, N19
70. Janice Connolly, N19
71. Charlotte Maulsby, H15
72. Mike Stanosek, M78
73. John Morrison, E29
74. Mandy Morrison, E29
75. Sara Poulson, G5
76. Christian Poulson, G5
77. Roy Dyngen, A38
78. Michael Broussard, M24
79. Debbie Broussard, M24
80. Gail Winberg, N4
81. Jay Winberg, N4
82. Senal Perera, F18
83. Shelly Perera, F18
84. Wendy Wilson, E38/W9
85. Scott Wilson, E38/W9
86. Madeline Progner, A8
87. Fred Progner, A8
88. Ken Lippe, B41
89. Jay Lippe, B41
90. Anne Frantilla, W1/2
91. Peter Frantilla, W1/2
92. Greg Burton, B18
93. Terri Flores, B18
94. Brian Howell, M47
95. Sandy Larson, M47
96. Lara Blanchard, G60
97. Geoff Blanchard, G60
98. William Ceriale, G97
99. Renee Ceriale, G97
100. Kevin Smith, N9
101. Diane Smith, N9
102. Britta Jacobs, B24/25

103. Michael Biesheuvel, B24/25
104. Paul Olmstead, N11
105. Patty Olmstead, N11
106. Lori Barber K30/31
107. Randy Barber K30/31
108. Forrest Britten, H47
109. Carol Britten, H47
110. Terry Lemke, N17
111. Donna Lemke, N17
112. Jill Lessig, D-18
113. Jennifer Inman, G-36
114. Daniel Margonelli, M-84/85/118
115. Christine Margonelli, M-84/85/118
116. Tonya Morris, H-38
117. David Surface, H-39
118. Linda Surface, H-39
119. Dave Miller, A-22
120. Katrina Miller, A-22
121. Chuck Thurman, B-34
122. Debi Thurman, B-34
123. Tracy Hatch, N-1/2/3
124. Toni Weiss, B-114
125. Jamie Weiss, B-114

Pam Wascher McCarthy- Lot G4 Gedney Way

I totally support Jefferies ' efforts to have amendments to the policies – and it is absolutely ridiculous that the BOT and Marina Committee are taking the stance that they are.

There are people who live on the island, who are volunteering their time on the Fire Department, ready and willing to come to the assistance of the BOT and Marina Committee and all others on the island when in need 24/7. Why is it so difficult for those people to realize that should they need help, these people are there to help them. Why are the proposed changes so unreasonable?

I am so ashamed that the BOT and Marina Committee cannot see that a simple amendment would be most helpful to full time residents who are there for them as well as others. It is mere stubbornness that the BOT and Maria Committee is refusing to listen and do what would be most helpful to the island residents.

Why then, can the BOT and Marina Committee not see the reality of amending the policies when there is absolutely no negative impact for the requested changes. Come

on folks, do the right thing for your island residents, when they are there and when you may need them.

Respectfully,

Pam Wascher McCarthy
Lot G4 Gedney Way

Discussion:

Dan: The quoted number of island residents that are supporting this, as pointed out in Kelly's letter, on Hat Island you have one have one vote per owner. When you look at the list, there is a lot of double counting, only about 60% of the list are individual voters. So, I am sorry, I do not want to be disrespectful, but the number is misleading in terms of how much support there is for this. A second issue that I have pointed out, is the data shows that all island residence subsidizes the marina by about 50%. If the individual boat owners had to pay for what the marina actually costs the island, it would be about double, so boat owners are getting a very good deal. The reason that policy was put in place is we have more boat owners than we do slots, so it is a first come first serve basis. Through the years, it has shown that vast majority of boat owners are from people who only use the marina 4-5 months, so they are actually paying for those empty spots, as well as the individual lot owners on an annual basis. There are other ways of looking at this on a fairness basis, we want to stay civil on this whole issue. We have looked at this issue multiple times spending a lot of time on it and we have responded. This is our decision. Thank you.

Ray: The other point to make about this, while there are ~100 plus moorage slots in the marina, just a handful of those accommodate larger boats. The larger boats often are boats that can't be trailered. To suggest that ~100 slots are open, and people have signed a petition with claims that there are multiple dozens of spaces is really misleading. For larger boats there is only a half a dozen slots or so that are available. Smaller boats are typically pulled in the winter and trailered.

We have devoted a lot of time for this topic. We have been very respectful of the point of view, but is important that all of the property owners on the island recognize we have listened and we have responded. Just because the person proposing this does not agree with the Board does not mean we are not listening. I for one, I have talked enough about this, and think we just need to move on.

Erik: Does anyone else have anything to say on this topic?

Kelly: I concur. I am done discussing the topic.

Erik: Any further community input? The Board will be going into Executive Session to discuss legal matters for about 15 minutes.

Erik: I see Chuck Motson has raised his hand:

Chuck Motson: Since COVID has improved, will we go to in person meetings anytime soon?

Erik: Good question.

Chuck Motson: I feel disadvantaged as I can't see people's responses and it is difficult for me to hear. In person meetings make it easier to see reactions and ask people to speak up. In Zoom meetings I can only see one person at a time, it is harder to follow and interact. I prefer in person meetings.

Erik: We will consider that. There will likely always be a hybrid meeting with in-person and Zoom. We have struggled to do in person, plus Zoom, plus PowerPoint, camera and microphones. It is often hard to hear and make all that work together. We can keep working on it. We had a gentlemen let us try his 3D video which helped a bit, but we still had microphone problems. To your point, the Board will discuss, it is always nice to see people. With weather warming up, we may have some increased opportunity to do in-person meetings again.

Erik: Continuing the motion for Executive Session.

Dan: I motion that we move into Executive Session.

Ray: Second

All in favor

Motion approved

We are moving to executive session at 11:35

Return to Open Session at 11:59

Nothing to report

Erik: Requests a motion to adjourn

Dan: Motions

Ray: 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 11:59

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.