

Meeting Minutes August 19th

Erik Smith called the Meeting to Order 10:31am

Present: Erik Smith President, Ray Stephanson Vice President, Don Stark Treasurer, Dan Jensen, Aimee Caccavale, Roelof Burger. Absent: Kelly Dukes

Erik Smith announced last meeting for Aimee Caccavale and Dan Jensen and thanked both for their time on the board. Meeting minutes will be approved at the next meeting

President's Update

PUD Update: Last week Snohomish County PUD presented to the PUD Board of Commissioners a proposed resolution designating the Hat Island Submarine Cable project a 'Special Facility' for the main purpose of procuring the submarine cable outside of the typical procedures to expedite the process and to ensure value and quality. The Board will share the presentation which provides background, project detail and future PUD board actions needed to get us to a Q3/Q4 2024 construction. PUD would like to schedule a check-in meeting with HICA Board in late October to provide a status update and to also discuss where they believe PUD will be landing on the daily surcharge, based on the cost of cable.

Fiber Optic Update: Board met with Rep Rick Larson and Whidbey Telecom CEO, George Henny regarding the Island receiving Fiber to The Home:

- ~2.3x M loan
- Start date May 2024 lasting for about 1 year
- Trenching around island during construction
- Rates (TBD):
 - \$60/m for 200MG up/down
 - \$70/m for 500MB up/down
 - \$100/m for 1 GB up/down

Legal Report: Surowiecki Foreclosures: Surowiecki has a new attorney as of Aug 7 and we have requested deposition dates for Mr. Surowiecki's deposition the first two weeks of September and are pushing for a trial in December.

Island Manager, Kim Gleason:

End of high season, staff is tired, be kind
Concert this weekend
Junk Hunt
Dumpster Days
NO FIRES

Treasurer's Report, Don Stark:

All payables are current and our reserves & operating income, as of 07/31/2023 are as follows:

Capital Reserve: \$359,760

Cash Reserve: \$258,869

Marina Reserve: \$122,658

RO Reserve: \$77,674

CCB DNR Bond: \$1509

Operating Income: \$591,308

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

Old Business:

Derelict Vessel Rule, Trustee Roelof Burger:

1. Operable Vessels

“Operable” means capable of safely maneuvering under its own power out of the marina on its engine, from the mooring to another port of call and back to its mooring.

All vessels must demonstrate their proof of operability every 30 days. If the vessel has not been moved by an owner in over 30 days, the island manager will send them a request via email or call them to remind them that they must operate their vessel according to the marina rules and guidelines and will give them seven days to demonstrate their vessels operability.

In cases where vessel is found to be inoperable, the owner shall have Thirty (30) days to effect repairs. If

after thirty (30) days the boat is still inoperable, the owner will be required to remove vessel from the Hat Island Marina at their own expense.

An extension of up to an additional thirty- (30) days to complete repairs may be granted if the vessel owner has, in the sole opinion of Harbormaster, made substantial progress toward completion of repairs.

This section is not intended to apply to any brief period of repair common to most vessels.

Harbormaster may repeat this request to test operability as needed.

2. Seaworthy Vessels:

“Seaworthy” shall mean that the vessel’s hull, keel, decking, cabin and mast are structurally sound and generally free from dry-rot or other similar defect or deficiency.

If a dispute over the seaworthiness of a vessel arises, the opinion of a qualified independent marine surveyor may be obtained at the owner’s expense.

If a determination is made that a vessel is unseaworthy, thirty (30) days shall be granted to repair the vessel. If after thirty(30) days the vessel is still not determined to be seaworthy, the vessel will be required to be removed at owner’s expense. An extension of up to an additional thirty (30) days to complete repairs may be granted if the vessel owner has, in the sole opinion of Harbormaster, made substantial progress toward completion of repairs.

In cases where determination of operability, design and/or seaworthiness is in dispute, Harbormaster’s decision will be final.

3. Vessel Condition

Any vessel which is poorly maintained in, badly deteriorated or likely to damage property may be removed at the owner’s expense upon receipt of written request from the Island Management. At least thirty-(30) day’s advance written notice must be given to the vessel’s owner to effect repairs.

If the vessel owner is unavailable or available but refuses to act upon such a request, the Island Manager

shall have the right to proceed with vessel removal at the owner’s expense.

Roelof motions to enact new derelict vessel rule, Ray seconds

Dan inquired if there is any opportunity to appeal

Roelof stated that is somewhat inferred if Island Manager allows.

Erik: How is daily count determined

Kim: We keep a daily boat count so if it is not moved, we would ask them.

Ray: What is a boat does not have a current license?

Kim: They must provide license and insurance, or we fine them

Dan: How often does that happen?

Kim: I have only had to do that once

All in favor of motion and it passes

Emergency helicopter landing area SCFD 27:

Erik: Board is 100% on board. We were looking into insurance and long term infrastructure maintenance. Fire dept needed to put equip on the last barge.

Kim: Fire commissioner approved material on barge but now we are testing to ensure it works. Helicopter can still land there as it is right now. Material is not quite ready. But for the community it is an alternate landing zone.

Erik: So this is still an ongoing process and still needs to be established.

Ray: If anything happens, like a loss of lie, all entities could be liable and sued. No one is exempt.

New Business:

Update on results of Strategic Planning Retreat, Kurt Kassahn, Long Range Planning Committee Chair

Situation Analysis

This Situation Analysis outlines the core Strengths and Weaknesses (internal conditions within the Community Association's control), as well as Opportunities and Threats (external conditions outside the Community Association's control) as assessed by the Hat Island Community Association (HICA) members from June 23 to July 3, 2023. The Sample size (number of HICA members completing the online survey) was 171.

Key: the numbers in parentheses represent the number of times each condition was mentioned...they are listed in priority order. Only comments with a frequency of 5% or more of the sample for each of the four SWOT categories are listed.

Strengths N=450

- Great community – safe, people, friendly, helpful (112)
- Very good staff – management and oversight (55)
- Privacy (49)
- Infrastructure – marina, maintenance, water, and power (40)
- Great communications from board, committees, and office (33)
- Island beauty – green space, beaches, nature (32)

- Activities – mostly golf, with gardening and events included (28)
- Ferry – the crew, schedule, management (25)

Weaknesses N=369 *

- Rules, CCRs & By laws (69)
 - Not following or enforcing the rules
 - Rules out of date, too stringent
 - Specifically related it unsightly homes, junk vehicles
 - People driving too fast
- Ferry system (32)
 - Lack of adequate/daily schedule
- Board and communications (28)
 - Cliquish and favoritism
 - Lack of transparency
 - Old guard, no new blood
- Aging, inadequate infrastructure and plan (26)
 - Water
 - Drainage plan
 - Equipment
- Lack growth management, development plan, growing too fast (24)
- Absence of services (23)
 - Mostly a store was listed
 - Others included supplies, repair, and maintenance
- Marina issues (20)
 - Getting full
 - Dock repairs and lighting
 - Lack of year around revenue
 - Moorage rules too stringent
 - In adequate parking
- Dirt roads, drainage, dust, and mud (18)
- Preservation and management of environment, e.g. clear cutting (18)

* Weaknesses were far more dispersed, hence the subcategories

Opportunities N=269 *

- More ferry, transportation service (36)
 - Seven days a week
 - Barge service
 - Landing craft rental
 - Community boat
 - Partnerships with other marinas, e.g. Langley
- A small general store (18)

- Conservation plan, protect green spaces (15)
- Look into government grants, County and PUD funding (13)
- Come to agreement on growth plan/limits (12)
- Better and less costly parking options in Everett (8)
- Collect what Matt Z owns (8)

* Opportunities were extremely dispersed, went below 5%.

Threats on the following page

Threats N=245 *

- Growth management and need for limitations, overbuilding (31)
- Bluff/cliff erosion and landslides (25)
- Climate change, rising seas, extreme weather (20)
- Fire (18)
- Electrical services and loss (9)
- Animal control, rabbits, rats, off leash dogs (9)
- Everett dock, parking, costs (8)
- Economy and inflation (7)

* Threats were very dispersed, went below 5%.

Aggregated Results

These are dominant themes that showed up when aggregating results from all four SWOT categories...positive or negative, they represent the biggest assets and issues. The numbers in parentheses represent the total number of times each condition was mentioned...they are listed in priority order.

- Growth management and related infrastructure (109)
- Hat Island ferry system (93)
- CCRs and rules in general (69)
- Conservation, preserve natural environment (65)
- A small general store (41)

Parking Lot

- Do name tags next time, with name and lot number
- Start to increase community composting
- The board should review and discuss rules and enforcement
- The parking at Everett Marina is too far from the ferry, no ACA
- Marina capacity and management...the Marina parking is full
- Standardized and predictable ferry schedule for every service day
- Safety is its own category

The goals and strategies matrix begins on the next page.

T1: Long-range planning	T2: Infrastructure	T3: Finance/Asset Purchases	Added Services
Team Goals & Strategic Priorities (S)			
3 year goal: Create a masterplan to preserve open spaces in accordance with our infrastructures sustainable capacity.	3 year goal: Ensure data-driven infrastructure plan to support current and future growth.	3 year goal: Support financial requirements of other committees.	3 year goal: To provide added services enhancing community involvement and convenience in Hat Island.
S1 (5) Identify a committee to research government and 3rd party funds for Island environmental enhancements.	S1 (7) Continue, complete, document and educate the drainage improvement plan.	S1 (17) All accounting and financing processes brought up to date.	S1 (15) Community center source gathering center for classes, gym, rental, museum, library, etc.
S2 (11) Limit footprint from residential housing, develop only within our infrastructure's capacity.	S2 (16) Create and implement a plan to manage aging water system and storage.	S2 (3) Strong interactive budgeting process with committees, board, community and staff.	S2 (0) Source co-op general store proving staples and convenience goods and incorporate a coffee/tea shop (or consider grocery delivery).
S3 (3) Preserve tree canopies and open green spaces.	S3 (8) Continue routine maintenance plan for ongoing road improvement.	S3 (3) Continue to evaluate assessments and fees to align with future requirements and inflation.	S3 (16) Open a members/owners maintenance facility for auto, golf cart, ATV and boat repair (tool loaning)
S4 (24) Develop Island drainage/basin/bluff protection plan based on previous study.	S4 (3) Create and implement a resilient power supply plan.	S4 (17) Provide the framework for evaluating new revenue programs and alternative funding sources.	S4 (13) Source supplies (gravel, soil, bark, etc.) for community purchase.
	S5 (2) Create and implement a routine maintenance plan for Island owners structures and facilities.		S5 (4) Provide on Island cardboard recycle bin and household garbage removal in addition to current.
Key: (# of votes) Time horizon - 2024-2026			

T5: Governance	T6: Vessel & Marina	T7: Island Ecology & Safety	T8: Parks, Rec, Social & G
Team Goals & Strategic Priorities (S)			
3 year goal: Better understanding of CCRs, rules and regulations by all property owners and elevate compliance.	3 year goal: Increase accessibility to and from the Island.	3 year goal: Create plans to encourage environmental resiliency by minimizing the impacts of growth and land use.	3 year goal: Expand recreational opportunities to meet the needs of our growing community.
S1 (23) Online modules that owners need to sign off on within X MO's of ownership and annually thereafter.	S1 (12) Study the impact and cost/benefit of additional ferry services, such as adding runs and days.	S1 (6) Incentivize increased lot size for green space.	S1 (17) Identify available lots to preserve green space, create trails and pocket parks throughout the Island.
S2 (1) Provide annual education to realtors on the CCRs, rules and regulations for passing to purchasers.	S2 (11) Additional community vessel, for passenger, cargo, utility, emergency and access...explore a lease.	S2 (20) Fund an ecological analysis, including buildable/non-buildable lots, drainage, tree canopy and critical habitat.	S2 (14) Create multi-purpose enclosed community and recreation facility for year-round recreational education activities.
S3 (9) Update/rewrite existing bylaws, rules, regulations and CCRs.	S3 (13) Slip availability, in terms of mooring buoys, improved flagging, camera or other tech options and better signage.	S3 (2) Provide a packet for homeowners with guidelines for environmental sustainability.	S3 (0) Provide recreational education opportunities for clinics, camps coaching, etc. with volunteer support.
S4 (2) Evaluate current compliance, work with SC code compliance to develop enforcement guidelines.	S4 (1) Review marina ferry rates and rules, e.g. high vs. low season, owner vs. guest, and consider impacts on fixed income.	S4 (5) Island will adopt some number of lots for use as green space in perpetuity.	S4 (10) Upgrade existing community shelter to improve functionality and ability to enclose as needed.
S5 (3) Board to determine who is responsible for continued review, evaluation and enforcement.	S5 (2) Explore slip reservation system, based on previous research conducted by Chuck Motson.	S5 (5) Expand the study of Island safety, develop the safety committee and create a safety and evacuation plan.	
Key: (# of votes) Time horizon - 2024-2026			

Erik: thanks Kurt for your review. A great deal of similar concerns and we should turn them into action items for committees ideally would be great before budget. Overall great feedback and board will use this as owners feedback and prioritize.

Ray: Very pleased with session and finances are being well managed. Grant writing came up because we are an HOA we have restrictions. Bruce Agnew, Kim and I have a meeting set up to see what we can make happen. We have resources to help, but we need to find them and how we can use them.]

Don: We need to have data and science to implement actions. Re: Growth management and bluff management and now hoping to include grant writing.

Roelof: Was great feedback from community on session. Survey was driving the topics and not everyone responded to survey.

Don: We worked very hard and diligently to ensure everyone filled out survey.

Update on Fire in Division W: It happened in an area that had golf cart and atvs. Conditions were just waiting for the spark. It was put out swiftly. No parking sign up as of now.

Kim: Owner has stated that he has halted parking there

Erik: I will reach out to the fire chief to see what recommendation is

Ray: Inventory does need to happen with the fire dept on supplies to those lots

Don: We are very vulnerable

Kim: John Gray sent info out about sirens, however maybe it was lost in emails. We will find it and make it a priority to send to community.

Erik: Higher impact items we can push to a community email

Ray: We are looking for some sort of cell phone alert

Erik: We will formalize into some sort of plan.

Dan moves and Don seconds to discuss water issue that was not included in agenda.

Kim: Owner is asking for water relief from board. Bill would go from 1626 to 1259

Don: Has he fixed the issue

Kim: Yes

All board agreed to grant relief

Water Committee, Roelof Burger Board Chair:

Water Update 8-9-2023

Water produced in June:

July YTD

Wells 651,890 2,863,390

RO 100,007 6687,698

Totals 751,897 3,532,088

During July the Wells performed as expected and the RO production was 100,007 which is improving.

The production from this period was 10% more than July of last year. The water mix was 87% wells and 13% RO.

The YTD produced is 22% more than the last 2 years avg of their YTD amount.

Community Input (3 minutes per owner)

Ginger Harmon: Someone should check with PUD on money that has already been paid to them. Erik to get with George on the past details.

Marta Franzen B29: Helicopter landing is a surprise to me. I would like reassurance that it is for emergencies only. Why is it so far from road?

Discussion ensued that stated it was community property and we cannot promise that nothing will be built down the road.

Erik: We are grating it as a secondary landing area for airlift

Marta: All that fill was not there when we purchased our property and now our view is blocked.

Kim: Will pass on Marta's info to Fire chief re: landing

Bruce Agnew N19: Fully support drainage, Geotech, etc. The roads down to our area are rough and we need to keep them well maintained. Possibly we can have N division have a saltwater marsh. King tides last year were bad and PUD transformers were flooding and smoking and there were real problems. We hope we can speak to PUD about this.

Kim: I believe they are already starting work on this

Steve Jeffries B27: When speaking about vessels in the marina, we are unable to work on our vessels in the marina

Please address burn bans

Kim: I have checked and SnoCo we are in a complete burn ban only thing you can have is propane bbqs. A lot of things have been caught by owners don't hesitate to call 911 if you see smoke.

Dan motions to end meeting, Aimee Seconds. All in favor.

Adjourn to Meet the Candidates