

Agenda

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

Saturday September 16, 2023

10:30am In-person and ZOOM

Attendees:

Erik Smith- President	in-person
Ray Stephanson – VP	absent- personal conflict
Don Stark- Treasurer	in-person
Kelly Dukes- Secretary	in-person
Aimee Caccavale- Trustee	absent- outgoing
Dan Jensen- Trustee	absent- outgoing
Roelof Burger- Trustee	in-person
Kim Gleason- Island Manager	in-person

Agenda:

- Call meeting the meeting to order
- Announce results of Board Elections
- Community open session

Erik:

Called meeting to order at 10:30am

Total owners with voting privileges 486

Eligible voters 454

Total number of votes cast: 168

John Lundin: 133

Stephen Jefferies: 90

Write in votes:

Roy Short: 69

Gary Duffner: 1

Barb Conwell: 1

Betty Near: 1

Brent Hackney: 1

Erik: Congratulations to our new Board members, John Lundin and Stephen Jefferies.

Community open session:

Legal update discussion: Not much has changed since last month. Working with our attorney to combine into one lawsuit for efficiency's sake. Two different lawsuits, when we started, the first lawsuit was for the higher value lots, later additional lots were included. Matt Surowiecki has changed attorneys again.

Assessments discussion: Every lot is assessed the same. If you have a developed lot that has water, you pay assessment for that as well. (annual water maintenance fee, R/O assessment, special assessment fee and your water usage fee)

Meeting minutes: When will they be published? They will be available for approval at the meeting and can be immediately published.

John Gray F33: Announced as the Fire Chief and as the Chair of the Safety Committee he is started and emergency preparedness plan. Biggest threat is fire. A community effort is needed for the emergency preparedness plan, open to community involvement.

Sharon Meadows A24: Thanked the Board and outgoing members (Aimee Caccavale and Dan Jensen) for their service.

Water leaks: Is a leak detector being installed?

Discussion: With the upgrade of the R/O we should see a leak detector in October 2023.

Airlift insurance: Discussion about those who have Medicare and United Health Care may provide airlift insurance coverage to get transported off the island in a medical emergency. Airlift Northwest is \$60.00 a year for a household for Airlift Northwest. If you aren't covered, an airlift ride off the island runs \$25,000.

Heliport update: Do we have an update?

Site improvements will start when the weather starts to turn so the grass will grow and we will install the surface preparation material.

Drainage Plan Discussion: \$30,000 was allocated for Drainage in previous budgets. Keith Litchfield and Bruce Agnew working with a company on the drainage plan. Was the money allocated in previous cycles not spent? Yes. For example, \$179,000 for the permit for the marina improvements was allocated. This is a multi-year plan, so we would not spend all of the permitting funds in a single year so part of that budget will carry over to following years until the permitting is complete. You will see this in the tabs. Reserve study was allocated for what is to be replaced or repaired. Desire for additional visibility. This year's budget should help get provide that clarity.

Sandy Bettencourt F19; The owners that have water pay the R/O fee and the water maintenance fee.

Discussion: How that works vs a special assessment. RO reserve has its own special account, water maintenance is a separate fund. We have started classifying expenses so

we can better track our true expenses, purchases are classified and applied to the classification it applies to, we do that for salaried positions. If staff works in a specific area it is classified and applied to that. If they work on water, it is charged to water, if they were working in the marina then the it would be charged to the marina and so on. The water maintenance fee goes into the general fund. The R/O goes into a separate fund because it was a special assessment.

Kurt Kassahn J19: The water maintenance fee, why is it going into the general fund?
Discussion: That is how it has been done, unsure why, double checking.

Do we have a line item in the budget for special projects?

Discussion: Why are some projects funded by owners' donations vs being funded in the budget if everyone gets to enjoy it. The marina walkway was funded by owners who paid for personalized tiles. The pirate ship was also funded by donations. Depending on the project/item it may have funding in the budget. No everyone may be interested in supporting a project so it is handled on a case-by-case basis.

Pirate ship: The desire for the pirate ship prompted the Board of Trustees to develop a fundraising policy. If you want to do a fundraiser, we need to look at all that is involved, such as permitting and on-going maintenance. Not everyone supports all special projects. The island did cover the labor for those both the tiling of the marina and the pirate ship, but fundraising provided the materials.

Sandy Bettencourt F19: Dennis Dearing suggested stockpile of gravel and other materials be brought on the barge for the community to purchase, where does this stand? It would be really helpful to owners.

Discussion: We are looking into that; the materials would need to be paid for in advance. Kim has reached out to a couple barge companies- TBD.

Where does the budget for water stand pipes and leak protection come from?

Discussion: Water related expenses is charged to a specific water charge line including labor. Reverse osmosis (R/O) is separate. Fixing broken water pipes is charged under water.

Duan Tinius F30: Many people have extra fruit on the island. We have a manual cider press that we will be setting up at our house that people are welcome to use if they want to put in the manual labor.

Sharon Meadows A24: The Board has had 3 working sessions and additional ones scheduled. This is a great opportunity to observe and better understand the budget.

Discussion: Good news, no assessment increase is expected.

Ferry Captain: Shout out to Captain Kyle and Harrison. They are outstanding and helpful. I great change. We should thank them. They are always smiling; they have such a great attitude.

Discussion: Agreement that they are outstanding employees. This year's budget includes \$15,000 to be able to provide additional salary adjustments based on merit, not just COLA. This enables additional compensation as appropriate for top performers, which also helps to retain top talent.

Online comments:

Do we have a list of properties in foreclosure? Answer: That is not available for the public

Airlift Northwest NW covers WA, OR and Alaska.

Shout out to Aimee and Dan for all their hard work on the Board for the past 3 years.

Erik: the new Board is going to meet after this to elect officers. This wraps up our Annual Community Meeting.

Open Session:

Erik Smith- President	in-person
Ray Stephanson – VP	absent- personal conflict
Don Stark- Treasurer	in-person
Kelly Dukes- Secretary	in-person
Roelof Burger- Trustee	in-person
John Lundin	in-person
Stephen Jefferies	in-person
Kim Gleason- Island Manager	in-person

Erik: called the open session to order at 11:43am
Welcomed John Lundin and Stephen Jefferies to the Board.

Requested a motion to move into executive session to vote on new officers and discuss some legal issues and will come back to make any announcements.

Don Stark: motions to move to executive session
Roelof Burger: second

All in favor.

Erik: it is 12:33pm and the Board is returning from Executive Session.
Announcement of officers for 2023-2024.

Erik Smith	President
Ray Stephanson	Vice President
Don Stark	Treasurer
Kelly Dukes	Secretary
Roelof Burger	Trustee
John Lundin	Trustee
Stephen Jefferies	Trustee

Eik: requests motion to adjourn

Steve Jefferies- Motions
John Lundin- Seconds

Erik Smith- President	Yes
Ray Stephanson- VP	Yes
Don Stark- Treasure	Yes
Kwelly Dukes- Secretary	Yes
Roelof Burger- Trustee	Yes
John Lundin- Trustee	Yes
Steven Jefferies- Trustee	Yes

Motion approved at 1:03pm

The meeting is adjourned
