



Official Publication of the Hat Island Community

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3616 Colby Ave, PMB 335, Everett WA 98201

[View Point Archives](#)



Report from the manager

Property Owners Schedule of Events for 2004

Everett Yacht Club March 5-7

Dagmar Yacht Club March 26-28

Mike O'Brians church group May 21-22

Suds and Stokes Golf July 8

Dave Younce Golf July 9-10

Carlson/DeYoung Golf August 21

Lot for Sale

The community has lot F-64 for sale. Selling price is \$7,500.00. Please contact the office for more information.

Thank Yous

I would like to thank Betty Near and Karl Arhart and Lisa Delany for counting the ballot on the access road. I would like to thank Ron Near, Jon Lalone, Larry Bender, and Jim Conwell for helping Dale Bruegeman trim and fall trees and clean up the mess. Ron and Jon worked every day until the project was completed.

Message from the Port of Everett

Do not over load dumpsters in the port. Please use the recycle containers for items that can be recycled. If a dumpster is full then please go to another dumpster. If we overload dumpster the cost will be passed on to the community.

Harbor Master Position

The office will be accepting applications for the harbor masters position starting March 1st. The position starts April 1st and runs until the 1st of October. Please contact the office for more information.

Denied User and Access List

This is the new denied user list for property owners who owe the community money at the end of 2003 and have not set up a payment plan with the office. Names will not be published here. They can only be seen in the View Point paper publication.

This list does not include property owners who are making payments and/or property that has a lien filed against it.

Junk Vehicles

The community has sent 8 more junk vehicles to the scrap yard.

Voter data

There were 492 eligible voters.

A quorum is 74 voters.

5 voters did not sign the back of the blue envelope so were not counted.

Total counted 234

67 yes, 167 no.

Dial 911

For Emergencies

When the 911 operator answers, you will be asked for the location of the incident you are reporting. The County assigns street addresses. On Hat Island they use Lot numbers, Division and then street name.

For example, the address of the fire station is

100-F Saratoga Drive

Use this sequence if you have the information. If you don't, give the best description you can. Such as Marina area, club house, Div. "H" hill road, etc.

Thanks

SCFPD 27

Burning Permits

Hat Island Fire District 27 Burning Regulations

Beach fires are not permitted.

Permits issued by the fire district are required for all open burning.

Contact any firefighter or fire commissioner for information on obtaining a permit.

There is no charge for the permit.

Details for the type of burning you plan to do will be explained when you receive the permit.

The best time for us to issue permits is on the 2nd Saturday of each month at the fire station. This is our regular drill day. If this works for you, come and meet us and get your permit.

SCFPD NO. 27

HIC Board Meeting Minutes

Call to Order: The regular monthly meeting was held on Wednesday, February 11th, 2004 at the Everett Elks. Board Vice President Ken Baxter called the meeting to order at 7:05 p.m. All Board members were present except Larry

Petersen and George Alecci.

Minutes: A motion was made and carried to accept the minutes from the January meeting as printed in the View Point.

Treasurer's report: Linda Ebner presented the Treasurers report. The report was accepted as presented.

Golf: Linda Ebner reported that all equipment is operational. There has also been limbing of trees on all fairways except #4 as well as eight dead trees that were removed. She also stated that the first load of topsoil was delivered to the Island that will be used to build women's tee boxes. There will be added loads for repairing some of the more dangerous holes on the fairways, beginning with the eighth fairway. Ken Baxter again requested that the old small dump truck be made usable for golf course work.

Vessels: Ken Baxter stated that to the best of his knowledge, the vessels were both working.

Maintenance/Equipment: Ken Baxter reported for George Alecci that all equipment is operational except the small dump truck.

Marina: Stanley Krohn stated that the ladders were still a work in progress. When asked why it was taking so long, Linda Ebner stated that she understood that it was originally funded by the Fire Bunnies and to be a Yacht Club volunteer project. Stan said he would check into who was working on this and when it would be completed now that summer is nearing. Stan also noted that the showers in the Marina bathrooms are all working. The Board made a motion to attempt to clean the Marina Bathroom roof, and if necessary, replace the roof at an approximate cost of \$1,500.00 to match the RO building.

Water: Melody Smith related that the continuing work on the Division I meters and standpipes was slowed because of weather but should be completed soon. This spurred a conversation about the electrical problems on the south beach. Those homes have been out of power since about Thanksgiving because of a failing vault that is on the beach under water that can only be worked on at low tide. This has made it difficult for PUD to get the repairs done but they are scheduled to be there on February 23rd and 24th to repair the lines.

The Gray & Osbourne engineer and the RO system rep are both planning to be on the island to evaluate the iron problem in February. Melody also reported that the leaks that were happening in the runs for the future chlorination system were caused by the use of the wrong type of glue. Skip is working with the builders on getting this repaired.

Melody also noted that both water tanks were cleaned in January.

Old Business: Ken Baxter reported that effective April 1st there will be no more credit sales on the island. All purchases of gas, golf, moorage, etc. will be cash or check only.

New Business: Linda Ebner announced that there will be a Community sponsored carnival to be held in late July to raise funds to re-roof the Picnic area. The current roof was installed in 1962. Linda is looking for volunteers to make this a fun event for everyone. Dennis McCloud stated that he had just purchased a roof that was the wrong size for his project and it might be the right size for the picnic building. That would be investigated.

Announcements: The results of the Access road ballot were 67 Yes votes and 167 No votes. The ballot failed. The board moved and approved the vote. The Board will contact the Deputy Prosecuting Attorney and inform her of the results and see what actions the county will now require.

Linda Ebner brought to the attention of the Board that in the process of validating votes, one of the Island employees noticed that there were nine lots that assessments were being paid for by one person while the lots were in nine different names with nine separate votes. In addition, three of these names were deceased people. This employee filed a protest. Linda requested the title listings for these lots from the county and found that the actual titles for all nine lots were in the same name. This is a direct violation of the by-laws that states that regardless of the number of lots owned by anyone, you are entitled to only one vote. The Board made a motion to authorize the removal of the nine votes involved in this investigation as invalid votes.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,
Merrill Balanag, Secretary

Note from your editor

There was an article in the February 1, 2004 issue of the Everett Herald that pointed out the power of homeowner associations. The title of the article was "Pay up or move out" If you have access to the internet you can read the entire article by accessing www.heraldnet.com. Look at search, click on more options, headlines by date, choose Sunday, Feb. 1, 2004..look under Business and you will see the above title, and you can read and print out the article if you wish. It is scary.

Your Point of view

Letter to the Viewpoint

This is in regard to the penalty surcharges assessed for high water usage.

I was on the Board when these surcharges were initiated. There was a very real problem at the time with a few property owners who ignored the need to conserve water. For the most part, these people justified wasting water by the fact that they were able to pay for it. The RO system was at least two years away at the time, so we had no cushion, especially for busy weekends. We actually ran out of water one weekend last year.

Now that we have the RO system, we no longer have to worry about running short of water, so the reason for the surcharges no longer exists. The property owners on whom these surcharges are being levied feel that they are being treated unfairly. In today's environment, the water we use is expensive, but there is plenty of it. The Board should set a price per gallon for water based on usage and costs to date. There is no need to wait until perfect data are available – the price can be adjusted as time goes on. The Board should also junk the idea of surcharges and make it retroactive to the time when the RO system began operation.

Bob Cook

The Board of Trustees would like to address the misconception about Hat Island's unlimited water supply and the reasoning for retaining the present water price structure.

In 1996-1997 the Snohomish County Department of Health put a moratorium on all new home building on Hat Island because our wells did not produce enough water to support the existing homes on the island. The homes on the pressure system from the water tanks were without water at peak summer times. The past and present Boards and many volunteer members started looking at different options to provide water to the current and future home owners. The engineering firm of Gray and Osborne was hired by the community, and a water plan was written with several options including drilling new vertical wells, drilling horizontal wells or a reverse osmosis system. Drilling new wells would have only taken water away from our existing wells; so to build a Reverse Osmosis system was our best option.

When our reverse osmosis system was installed, the Department of Health lifted the moratorium and property owners waiting to build homes on the island could be issued water letters. THE REVERSE OSMOSIS SYSTEM WAS BUILT TO ALLOW 190 MORE HOMES TO BE BUILT ON THE ISLAND BASED ON THE AVERAGE ALLOWABLE AMOUNT OF WATER AT 4000 GALLONS PER MONTH PER HOME. This standard amount of water per water meter per month has been in existence for many years. In April 2003 the Board announced at the community meeting and in the View Point that the summer rates, from the past two years, would be extended to include the months of June and August. There was no change in the rate structure. The Board would work to come up an appropriate amount to charge for water after reviewing data from at least one year from the time of startup. The summer of 2003 set a 100 year record for low rainfall which meant we had to depend on the system to provide more water than our wells would have been able to produce. The timing for the system installation could not have been better. It also showed us that there are potential immediate problems that could lead to a higher cost per gallon than originally guesstimated by our engineer company.

A new problem has arisen that will have to be addressed immediately. Both beach wells now have too much iron (perhaps from excessive pumping) and an additional separation system will need to be installed to remove the iron which will plug the media filters, at a cost of approximately \$13,000.00. We will have to consider at this point the possibility of building an additional building. We have to repair a series of pipes used for chlorination that were built using the incorrect gluing compound. What this system is going to cost to run and produce water is still unknown.

Additionally, the seemingly unlimited supply of water we have is really the future water supply for the next 190 homes to be built. We must continue to encourage conservation to make the advent of the additional homes an easy process, not a painful process of reduced water supply and excessive price increases.

In closing, the board feels that your new RO system has not been up and running long enough, or through a NORMAL SUMMER to accurately determine a true operational cost of our water at this time. The Board does not feel it is prudent to change the rates or the structure until all data from the past year of operation is analyzed and all expenses for future use including scheduled replacement parts, electricity costs, normal maintenance, and employee costs are reviewed.

Thank you for your patience and your ear.

Hat Island Board of Trustees

ISLAND RULES

1. No Hunting or target practice with firearms on the island.
2. No children allowed to remain on the island without adult supervision. Children are defined as under 18 years of age.
3. Island speed limit 15 MPH – 5 mph in the marina.
4. Autos and trucks not to be operated by anyone not holding a valid Washington State motor vehicle operator permit.
5. Motor cycles and motor bikes limited to 90cc.
6. Motorized vehicles other than accepted standardly designed golf carts, are prohibited on the golf course.

7. Golf course users must sign in and pay golf course green fees as posted via sign in sheet/honor box envelopes.

8. Fires permitted in barbecue pit in the marina only, or by permit from Fire District #27

YOUR COOPERATION IS REQUESTED TO PERMIT OUR ISLAND TO BE ENJOYED BY ALL OF US.

View Point Editor

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To contact the island management call the HIC office at (360) 444-6611.

To submit articles, information or ads e-mail hioffice@hatisland.com

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