



A new Direction

April 2006 Volume 7 Issue 8
Official Publication of the Hat Island Community

Report from the Island Manager

Property Owners Schedule of Events for 2006

- May 13 Simmons Memorial Golf Tournament
June 3 Larry Bender Golf Tournament
July 13 Suds & Strokes Golf Tournament
July 29 Community Fun Day
August 6 Carlson/Deyoung Golf Tournament
October 6-7 Kingston Cove Yacht Club Cruise

Thank You

I would like to thank Matt Surowiecki for donating his D-3 Cat and his time with helping Roger work on the washed out area of the access easement to Division H. They are working only inside of the easement. I would also like to thank Gary Duffner for locating a sweeper for the golf course and Larry Bender for going to look at it and purchasing this piece of equipment. This will enable the greens keeper to clean up the course and not spend so much time raking and picking up small branches. A big thank you goes to Larry Wick for acting as the go between for the Division H property owners and the community. Larry has been a pleasure to work with. He also submitted the emergency

request to make the easement passable to the county since I was dealing with a water problem and the weather was not that nice to run to Everett. This is what working together and having a sense of community spirit is about.

Parking at the Boat Launch

I have not received a drawing from the Port of Everett of the revised parking scheme for the boat launch. As soon as it is received it will be published in the View Point.

Holiday Repairs

The Holiday will be out of service starting April 3rd until about April 13th for transmission replacement and engine overhaul. Please watch the web site for updates with this project.

Job Announcement-Full Time Position

Hat Island Community is accepting applications for a Water Treatment Operator and Water Distribution Manager. The applicant will also assist the maintenance person with projects on the island. Minimum Qualifications: Three years experience with a public or private water utility. Applicant must possess a valid Water Treatment Operator 2 and a Water Distribution Manager 1 certificate or higher issued by the

Health. The applicant will be required to have experience operating a backhoe.

Pay depends on experience.

Ken Baxter, Vice President of the Board of Trustees

We all wish Ken a successfully and speedy recovery from aneurism surgery. The surgery was done on March 7th.

Delinquent Accounts

2 property owners have paid and 2 more say the check is in the mail from the list of property owners listed last month. The attorney has requested the title search on the remaining properties and that expense plus the attorney expense is now passed on to the other properties listed.

We are still working on liens for 27 more property owners who owe the community money for assessments and services. These properties will go into foreclosure in April. The list will be in next month's news letter.

Bulkhead Project and Emergency Repair

The community has received authorization to work in the easement to make it passable for emergency service vehicles and utility maintenance. This has to be completed by the 15th of

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March. Again we are only working in the easement.

March 21 is the day I submit the bulkhead project to the county. I will also be submitting to Fish and Wildlife the JARPA request. We are planning to have the permits in place and the project completed this summer.

On another note about the bulkhead, I have been criticized by a very few Division H property owners about getting a back up bid for the bulkhead project. This is a case of you are damned if you do and damned if you don't. It is just good business. The bid amount from the backup company was \$274,400.00 to do the project during the peak summer season and using granite rock from Canada. The bid from the first company was \$298,895.00 for the off peak season and \$343,729.00 during the peak season. The first company has said they will update the bid when the permits are issued.

Missing Gas

Property owners are reporting to me that gas is missing from their vehicles during the middle of the week. Please keep an eye out for unusual activity.

HIC Board Meeting Minutes

Call to Order: The regular monthly meeting was held on Saturday, March 4th, 2006 on Hat Island at the Fire Station. Board President Stan Krohn called the meeting to order at 2:02 p.m. All Board members except George Alecci were present.

Minutes: No motion was made to accept the minutes from the February meeting as

that meeting was cancelled due to bad weather.

Treasurer's report: No treasurer's report was presented.

Golf: Larry Bender reported the availability of a sweeper for the golf course and depending on the condition, would purchase it for our course.

Vessels: Ken Baxter announced that the Holiday will be out of commission from April 5th for up to two weeks, but probably one week. This means there will be no ferry service for 2 Wednesday runs and one weekend in between. Watch the website for updates on that schedule. He also noted that a new toilet would be installed.

Maintenance/Equipment: Larry reported for George Alecci that all equipment is operational.

Marina: Charlotte Maulsby informed everyone that

the Harbormaster office was still under construction, with interior work still to be completed. She talked about the marina dredge, dock and breakwater project proposal, which will be presented to the community for a vote after the April meeting. See the article in this month's View Point for an overview of the project.

When asked about the timeline for this project, the response was that, assuming approval of the funds needed to do the project, the dredge would be in October, the docks would be as soon as it could be scheduled and the breakwater would be whenever the design and permit could be completed and approved.

When asked what would be done on the docks in the interim, because of the extremely bad condition of the docks, the board responded that there are not enough

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personnel to handle the work load. The discussion included why hadn't the board hire someone to make the repairs. The board pledged to try to hire someone to put 40 hours into the docks.

Water: Melody Smith noted that the RO discharge permit is submitted and the work should start on August 15th. This will allow us to eliminate the retention pond in the marina picnic area. Stan reported that the RO computer was knocked out because of the storm and that there was a leak somewhere in the system that needed to be located and repaired.

Old Business: The access road project has continued to be delayed due to the refusal of one property owner to permit work on his property. The county has told us to submit the permit without his lot included, getting the project moving forward, and if he gives permission later, the permit can be amended at that time. The permit is scheduled to be submitted on April 21st and with luck the project will be approved to begin in Mid-June.

New Business: In the process of reviewing the marina project, a huge discussion began on what gets done or not done on the Island. What came of the discussion was that, for the amount of money the community has to work with, there is only enough to employ the limited staff we have on the island which includes only

one maintenance person. The amount of work involved in keeping our island running is far greater than the work of one person aided by the Island manager. This puts us in the position of crisis management at all times. Whatever project is in crisis is the one that gets attention and all others are put on hold.

It was suggested that the Island lacked a strategic plan, and without such a plan, the Island would never be able to change from its current course of crisis management. The group assembled at the meeting agreed that this was something worth pursuing. There were several business persons in attendance with qualifications to guide the process of creating this plan and the group agreed to move forward with this process. A date was set for the third Saturday in May (May 20th) at the fire station at 2:00 to begin the process of creating the plan. All property owners are invited to be a part of this planning process. Volunteers are needed and requested to attend this special meeting for this purpose. It is expected that the process will span over the course of the summer. If you want to be a part of the process and can't attend the first meeting, just let the office or a board member know and we will see to it you are included in the process.

Announcements:
Dumpster day is Saturday April 29th.

The meeting was adjourned at 3:35 p.m.

Respectfully submitted,
Merrill Balanag,
Secretary

Marina Proposal

The marina is one of the most valuable assets owned by the community. The condition of the marina directly affects the value of each property owner's property, and is essential to the ability of everyone to access and enjoy their property.

The board is proposing a project to the community that involves dock renewal and augmentation of the breakwater system along with the already planned marina dredge. Anyone who has been to the island in the last few years is painfully aware of the conditions of the entrance to the marina at low tide and the poor and even dangerous docks. The docks continue to deteriorate due to the lack of protection at the marina entrance since the last barge that protected the marina from bad weather sank.

Plans to dredge have been in the works and are nearing permit submission. Funds for this project are already available from the marina special assessment funds. This project exhausts these available funds. The docks need to be replaced. They were refurbished in 1997 with

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new exteriors. Now the interiors have rotted beyond any limit that would allow any further repairs. The Board looked at using docks that were available from other marina replacements, but none were of suitable size or condition to be of use to the Community. The board therefore solicited bids for replacement docks.

This, combined with the breakwater system designed condition by Bellingham marine as a package will allow a more cohesive and streamlined project, professionally designed, engineered and built. The breakwater system is essential to the overall project to protect the investment made on the docks as well as the safety of those using the marina.

Projected costs are as follows:

Dredge	50,000.00
Funds already available for this	
Permits	200,000.00
Docks	500,000.00
Breakwater	<u>900,000.00</u>
Amount to be funded by special assessment	1,600,000.00

As previously stated, the dredge is funded from special assessment monies already collected. The amount needed for the remainder of the project is approximately \$1.6 million. The design for the breakwater has not been

finalized; therefore there is not firm bid for this portion of the project. Because of this, the proposed project could exceed this estimated amount. The Board is projecting that this would not exceed \$2.5 million.

An example of how this would translate to the individual lot owner cost is as follows; if the project is finalized at \$1.6 million, each property owner would be assessed \$1,685.00 per lot (\$1.6 million divided by 950 lots). If the project costed out at \$2.5 million, the individual property owner would be assessed \$2,632.00 per lot.

The board is proposing offering a ten year payment plan to anyone who wishes to make payments at an interest rate equal to the rate the community would be charged to borrow these funds over the 10 year loan. Those wishing to pay the assessment up front will save the interest. This is much like the assessment for the RO system, where property owners can make annual payments of principal and interest until the loan is paid in full.

Upon approval of the proposed ballot the Board would proceed with finalizing the project costs and financing needs and once the costs were firm, assess each lot owner their share of this cost.

The ballot will be proposed to the community by mail after the April 1st meeting, where there will be an opportunity for property owners to discuss this

upcoming ballot with the Board. The ballot will be counted at the May 6th meeting.

SUPPORT YOUR MARINA

Vote YES to replace the docks and build a breakwater. Watch for the ballot next month and if you have questions about the project, attend the April 1st monthly board meeting on Hat Island.

STRATEGIC PLANNING FOR YOUR ISLAND FUTURE

Do you have a vision of where you would like your Island to be headed? Come attend a strategic planning committee session and help see that vision come true. Saturday, May 20th at 2:00PM at the fire station



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SCHEDULE OF EVENTS

April

1 Sat Elsie M load/run 7:30am
Board work session 10:30 am

HIC monthly meet/Hat Island 2:00pm

8 Sat Fire Drill 10:00am
Fire Bunnies lunch 12:30 pm
Fire Cmmissioners meet 1:30pm

17 Mon View Point articles due

29 Sat Dumpster Day/Island Cleanup

May

6 Sat Elsie M load/run 7:30am
Board work session 10:30 am

HIC monthly meet/Hat Island 2:00pm

13 Sat Fire Drill 10:00am
Fire Bunnies lunch 12:30 pm
Fire Cmmissioners meet 1:30pm

15 Mon View Point articles due

28 Sun Fire Bunnies Pancake Breakfast

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Remember: All dogs must be in a carrier or muzzled while on the Holiday

Take your garbage home

Holiday Ferry Schedule



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Day	Depart Everett	Arrive Hat	Depart Hat	Arrive Everett	Remarks
Mar 14	2006	through	April 10	2006	Ferry runs
Wed	8:00am	8:45am	9:00am	9:45am	every Wed.
Wed	4:30pm	5:15pm	5:30pm	6:15pm	
Sat/Sun	9:00am	9:45am	5:30pm	6:15pm	
April 11	2006	through	May 19	2006	
Wed	8:00am	8:45am	9:00am	9:45am	
Wed	5:30pm	6:15pm	6:30pm	7:15pm	
Fri	6:30pm	7:15pm	7:30pm	8:15pm	
Sat/Sun	9:00am	9:45am	6:00pm	6:45pm	