



Report from the Island Manager

Property Owners Schedule of Events

- March 18-20 Everett Yacht Club Cruise
April 9 Scott Simmons Memorial Golf Tournament
April 30 **Island Clean Up and Dumpster Day**
May 14 Yacht Club Golf Course Clean Up Day
May 21 Larry Bender Golf Tournament
July 14 Suds & Stokes Golf Tournament
July 30 **Community Fun Day**
August 20 Carlson/Deyoung Golf Tournament
Sept 30-Oct 2 Kingston Cove Yacht Club Cruise

Thank You

I would like to thank Dick Spadt for helping with pulling and treating the beach wells. I would also like to thank Dale DeFoor for cutting down the trees on the golf course between #8 green and #9 fairway and Matt Surowiecki for donating his equipment for the clean up.

Open Position on the Island

The community is accepting applications for the Greens Keeper position immediately. Please contact the office for further information. We will be running an ad in the local newspaper to fill

island is not hired.

Dumpster Day

April 30th is dumpster day. **Tires, batteries, refrigerators, freezers, paint, oil, computers, TV's and hazardous waste will not be allowed in the dumpsters.**

Paint cans must be dried out. The cost per load to use the dumpsters will be \$50.00. The Fire Department has donated the stake bed truck to take TV's and computers to the recycling station. The cost per computer is \$15.00 and the cost for a 27" TV or smaller is \$20.00 and 27" and larger is \$27.00. Printers, scanners, copiers, fax machines, VCR's, DVD players will also be accepted at \$10.00 each.

Refrigerator/Freezer Removal

I am arranging for Saturday, May 7th on the return trip of the Community run to have refrigerators and freezers hauled back for disposal. The cost will be about \$30.00 each. The removal people will take care of freon extraction. Please contact the office and let us know so we can give the count to the company that will pick them up.

Battery and tire removal

I will let property owners know when a truck can be arranged for

PUD Project

The power cable replacement that runs from the end of the underwater cable up to the PUD building is progressing. The project should be completed by the end of March. Hopefully this will reduce the number of power outages on the island.

Recycle Bins

The Port of Everett has requested property owners that use the dumpster at the boat launch for their trash sort the trash and use the recycling bins. The Port of Everett is encouraging everyone to recycle. The bins are located on the opposite side of the gate of the fenced in area, alongside the road.

RO Beach Well Work

Both beach wells are pumping raw water at a much improved rate. At the recommendation of the engineers, we chlorinated and then surged and bailed and chlorinated again. We are working on a maintenance program so we can stay at full production until a solution to the iron problem can be resolved.

Roof Cleaner

If your roof needs the moss cleaned off and the gutters cleaned, contact the office for contact information.

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Division H Access Road Ballot

As everyone by now knows the ballot did pass. There were 134 votes yes votes, 64 no votes and 72 votes cast that were ineligible to vote. The 72 votes that were ineligible to vote were due to not being current with their assessments.

HIC Board Meeting Minutes

Call to Order: The regular monthly meeting was held on Wednesday, March 9th, 2005 at the Everett Elks Club. President Stan Krohn called the meeting at 7:03 p.m. All board members were present except Charlotte Maulsby.

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

Treasurer's report: Melody Smith presented the Treasurers report. The report was accepted as presented.

Golf: Larry Bender announced all equipment operational as well as seed and fertilizer for top dressing the greens ordered. He also noted the greens keeper position is still open. Anyone interested should contact the office.

Vessels: Ken Baxter stated that both vessels are operational. He related discussions about the rising fuel costs and the decision of the board to not raise any prices at this time. This could change if prices rise too much. The price is currently twice the price of one year ago and expected to increase even more.

Maintenance/Equipment: George Alecci stated that all maintenance equipment is functioning properly and that Roger had graded the Division H

road and was working on more. He also noted that a lot of the roads had been pre-cleared in preparation of keeping the roads brush cut this summer.

Marina: Stan Krohn reported for Charlotte Maulsby that the breakwater design bid was not yet completed, but expected in the next week. He also noted that the harbormaster position was still open. Anyone interested should contact the office. He also reported that the future grading that will need to be done in the marina after the winter weather and the PUD project will require the moving of cars. Please watch for announcements on the Island and in the View Point for when this will happen.

Water: Melody Smith noted that the cleaning of the RO wells was successful and the water was flowing properly again. This cleaning will need to be done probably annually to keep the iron buildup from blocking the screens again.

Old Business: Stan Krohn announced the results of the H Division Bulkhead vote. It passed with a vote of 134 yes and 64 no, from a total of 198 votes received of a total 340 eligible voters. The next step will be to begin the permitting approval process.

A discussion of the increasing costs to produce the View Point resulted in no current increase in advertising costs. A suggestion to make it available on-line was made, but the project was tabled for now.

There was a question about the community's policy regarding clearing and replanting of lots that are cleared. It was noted that there is no policy in this regard. The discussion also covered county policies for clearing, burning restrictions, fire hazards, habitat restrictions and property owner

rights.

New Business: There was no new business.

Announcements: See the Managers report for a list of additional services available on the annual Dumpster day. The fees that will be charged will be only to defray costs, not to make money.

Stan announced the PUD project to replace the main line from the marina to the top of the island was well under way.

Ken Baxter reported the recent break ins in Division I. The investigation was under way and there were suspects that were expected to be apprehended soon.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Merrill Balanag, Secretary

Your point of view

Monday, February 14, 2005

Dear HIC Board Members,

I finally received my ballot for H-division road repairs in the mail but I would like to know what the whole budget picture looks like. If I vote for the H-division road, I might not have enough to pay for the marina breakwater, or the marina docks, or the repairs on the RO wells and plant, or the possible purchase of a new Holiday ferry, or the yearly H-division bulkhead maintenance, or any other planned changes that I am not aware of.

I would like to know an estimate of the special assessments expenditures projected within the

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next few years, so I can budget for the future.

Sincerely,
Karl Arhart & Lisa Delaney
Full-time Hat Island Residents
J-37

Please consider including the response in the next View Point so that everyone will have some idea of the total extra expenses that are projected.

February 17, 2005

Kurt & Lisa:

Thank you for writing to us. The Board appreciates feedback from the community to allow us to keep in touch with what the members are thinking and gives us a chance to respond to those who may not be able to make the monthly Board meetings in Everett, or have missed reading the Minutes in the View Point. I cannot print this response in the current February View Point, as it has already gone to press, but I will have the editor print your email and my response in the March View Point. As Treasurer I will try to answer all your questions to the best of my knowledge.

The Division H ballot is a special assessment that will determine whether the community is willing to resolve this long running problem by building a formidable breakwater to prevent extensive maintenance on the Division H road. Future maintenance of the road will be dictated by our By-Laws. This vote does not address the future maintenance of the road, and does not commit the community to any further repairs to the bulkhead. This is an expensive project, and the community should be willing to continue with maintenance on this road as we have in the past

because we will have spent a lot of money to build it in the first place. All voting members have a choice to vote either yes or no.

Major repairs and maintenance on the RO system are paid for with water usage income and the RO assessment account. A planned discharge of water in the Sound is in the permitting stage and will be an addition that will help us alleviate the present problems we have been having with the beach wells as water dischargers. At present, the RO system has \$90,000.00 in funds in various interest bearing accounts at our bank. The remaining funds due from the community for the original RO assessment is over \$200,000. The outstanding loan from the bank for the RO system is now \$190,000. I am confident that we will be able to pay off the RO loan, install a discharge system and handle any ongoing problems without burdening the community with any additional assessments. I expect we will have monies left over for future expansion of the RO system when that becomes necessary.

Responses from the poll sent out to the Community in December overwhelmingly displayed a desire to improve the Marina. As a result, the Board has been doing it's best to search out and present to the community various alternatives to address the needs and wants of the Community. The Board has been assembling a variety of bids for the marina docks. Prices range from \$200,000 for wooden docks to \$400,000 for concrete docks. We are currently awaiting a design and bid on a concrete wave attenuator as a long term solution to our breakwater needs. Projections on the cost to complete this breakwater are somewhere around

\$900,000. PLEASE DO NOT TAKE THIS AS ANYTHING OTHER THAN A GUESSTIMATE. At the time of this letter, Bellingham Marine is two weeks away from giving us a bid. This would bring, with the addition of concrete docks and the wave attenuator, a price of around \$1.3 Million dollars. The cost, divided by the present number of paying member lots of the community (950) would be \$1368.00 per lot. This cost does not include any interest that would be required if the community needed to take out a loan to complete the project, which I expect we would. If you recall, last year the former Treasurer Linda Ebner was urging the community to consider buying a barge for a breakwater in front of the community. With a little investigation, it was felt that we could purchase a barge for about \$200,000. Linda was considering asking the community to approve using the funds in the Marina Special Assessment (\$80,662.00 Dec 2005), and perhaps using the 10% reserve account from our regular assessments (\$64,240.16 Dec 2005) to make the purchase without much additional funding. Unfortunately, with major projects going on up and down the West Coast (including a rebuild of the Golden Gate Bridge), barges are just not available. Linda's idea of helping to finance anything we do in the Marina could help offset the costs to lot owners for a new Marina. The present Board had been looking for an alternative to the barge, and has found a new breakwater that is available. It is called a wave attenuator. It would give extra moorage in the fair weather summer days, and allow a larger boat to dock at our Island (the present entrance to the marina prevents anything much larger than our present Holiday). If

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you're interested you can view these wave attenuators on the Bellinghammarine.com website.

As everyone knows, the Holiday is an aging boat. But, it is also a wooden boat, and can be fixed and parts replaced almost indefinitely. However, almost every year the Coast Guard lowers the number of passengers allowed on the Holiday for each trip. Ridership is up. Late last year Ken Baxter made inquiries to determine the cost of replacing the aging engines on the boat. The cost to do this would be about \$50,000 installed. At present, no plans are being made to replace the Holiday, but the Board has been actively looking at replacement boats. The prices go upwards of \$1 Million. As an alternative, the Board members and Skip, the Island Manager, have been attending regular meetings of a new coalition formed in Puget Sound to provide passenger ferry service from Langley to Tacoma. If the community decides that they want to join this coalition, it would be possible that the Island could use the ferry service of this system. Our cost to use this system is unknown at this time, as the coalition is still in the planning stages. Discussions are underway about what kind of service and how the Island would best use this

service. The Holiday would probably be kept by the Community in the event anything went wrong with an outside service, but in the meantime maintenance on the Holiday would be limited and therefore costs of keeping the boat would be less than they currently are. We welcome any input from the members.

I hope I have answered your questions. Everyone on the Board is keenly aware of the huge decisions and choices that are looming ahead. We are trying our best to keep you informed of our progress, but PLEASE feel free to join the discussion!

Respectfully,

Melody Smith
Hat Island Treasurer

Passage

Nancy Holdaway, a long time Hat Island resident, passed away March 12, 2005. There will be no services.

Fire Bunny Book Sale

All Saturdays in April

10.00 AM to noon

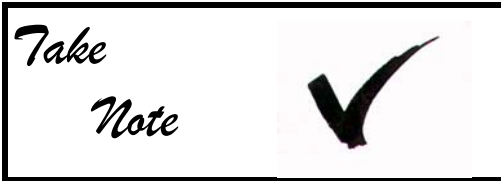
Support your fire department
buy some books



Reminder

The fire department informed us after last years very impressive fourth of July fire works exhibition by property owners that they could no longer permit that kind of thing to happen. The fire department is required to follow County and State regulations.

Safe and Sane Fireworks are all that will be permitted on Hat Island.



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EVERETT WA

SCHEDULE OF EVENTS

April

- 2 Sat Elsie M load/run 7:30am
- 9 Sat Board work session 10:30 am
 - Fire Drill 10:00am
 - Fire Bunnies lunch 12:30 pm
 - Fire Cmmissioners meet 1:30pm
- 13 Wed Board/Owner Meeting
 - Everett Elks 7:00pm
- 18 Mon View Point articles due
- 30 Sat Dumpster Day/Island cleanup

May

- 7 Sat Elsie M load/run 7:30am
 - Board work session 10:30 am
- 11 Wed Board/Owner Meeting
 - Everett Elks 7:00pm
- 14 Sat Fire Drill 10:00am
 - Fire Bunnies lunch 12:30 pm
 - Fire Cmmissioners meet 1:30pm
- 16 Mon View Point articles due

Official Publication of the Hat Island community
3616 Colby Ave PMB 335, Everett WA 98201

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
March 14	2005	through	April 10	2005	Ferry runs
Wed	8:00am	8:45am	9:00am	9:45am	every Wed.
Wed	4:30pm	5:15pm	5:30pm	6:15pm	
Saturday	9:00am	9:45am	5:30pm	6:15pm	
Sunday	9:00am	9:45am	5:30pm	6:15pm	
April 11	2005	through	May19	2005	
Wed	8:00am	8:45am	9:00am	9:45am	
Wed	5:30pm	6:15pm	6:30pm	7:15pm	
Friday	6:30pm	7:15pm	7:30pm	8:15pm	
Sat/Sun	9:00am	9:45am	6:00pm	6:45pm	