



## **No beach fires permitted**

### **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 19 Carlson/Deyoung Golf Tournament

October 6-7 Kingston Cove Yacht Club Cruise

#### **Holiday Repairs**

As of this writing the engine overhaul and transmission replacement is going well.

#### **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 Washington State Department

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

Pay depends on experience.

#### **Delinquent Accounts**

The attorney has filed 13 foreclosures with the court. These property owners can still pay up their accounts including costs to date for the foreclosure process.

The following is a list of property owners who have liens pending against their property. These property owners have not arranged a payment plan with the office therefore in accordance with the bylaws the total amount is due in full.

John Anderson	M-61
Thomas Barber	B-89
Jim Conwell	A-10
Robert Creed	J-26
Carl Damgaard	J-45
Melody Danton	F-93
Laurin Foster	J-46
Richard Frazee	A-81
Jerry Gaswint	F-13
Stewart & Lacy Woods	F-13
Graig Hanning	M-77
Steve Kelly	B-91
Duane Larson	X-5
Robert Lonsdale	G-104
James Lorent	G-21
Scott Macellari	G-103
Kevin Mac Donald	C-28
Tim Maloy	J-71
Martin Raynor	J-29
Rebecca Snellenberg	M-99
Don Sheherdson	A-39
Turner & Summerville	B-97

Chris Walters

M-91

#### **Dumpster Day**

Dumpster day is Saturday April 29<sup>th</sup> in the marina. The Fire Department will have available a truck to collect old computers and televisions since those items can not be placed in the dumpster. As a reminder property owners can not place tires, electronics, refrigerators or freezers, oil, paint cans unless open and the paint has hardened, batteries and any other hazardous waste in the dumpsters.

Since the community only recovered about 50% of the fees charged by the trash company last year the rates this year will be \$75.00 per pick up or van load and more if the pick up is over loaded. Cars will be \$50.00.

Due to the homes that were damaged in Division H during the February storm there will be 5 dumpsters on the island. The dumpsters will open at 800am on Saturday. If we run out of space then another dumpster will be brought in during the week.

#### **No out door burning without a permit from the Fire Department.**

Permits may be obtained from Mac McDonnel, Sharon Morris, or John Blake, or at the fire hall on the second Saturday of the month.

## HIC Board Meeting Minutes

**Call to Order:** The regular monthly meeting was held on Saturday, April 1<sup>st</sup>, 2006 on Hat Island at the Fire Station. Board President Stan Krohn called the meeting to order at 2:05 p.m. Stan, Merrill, Melody and Charlotte were present. George, Larry and Ken were absent.

**Minutes:** The motion to accept the minutes from the March elicited a comment that comments had been omitted and a correction needed to be made. The minutes were therefore not accepted as printed.

**Treasurer's report:** No treasurer's report was presented. Both the February and March reports will be presented at the next monthly meeting.

**Golf:** Larry Bender was out of town, so Stan reported that all equipment as operational. He also noted that there were two people interested in replacing Mike as greens keeper.

**Vessels:** Ken Baxter was recovering from surgery. Stan announced that the Holiday would be out of the water for about 10 days, missing runs from April 3<sup>rd</sup> until April 13<sup>th</sup>, and then the Elsie M would be out after that for routine maintenance at a date yet to be determined.

**Maintenance/Equipment:** Stan reported for George Alecci, who was out of town on business, that all equipment is operational.

**Marina:** Charlotte Maulsby announced that because of the length of time it will take to get the new docks and breakwater designed and approved, work will begin immediately to temporarily improve the condition of the current docks to get us through.

Walt Jackson, Manager of Project Development at Bellingham Marine made a presentation about Bellingham Marine, their dock systems and the preliminary work done on design for the entrance breakwater.

**Water:** Melody Smith noted that the water leak was found and repaired. It was caused by large rocks resting directly on the water pipe

wearing a hole in the pipe.

The RO discharge permit is still well under way, with a late summer project start date still anticipated and \$30,000 was paid toward the RO loan, leaving a balance of \$80,000 remaining to pay.

**Old Business:** There was again a request to make sure there is some sort of bus (boat) stop where the old Harbormaster shack is located.

The south beach access road permit has been submitted and is currently in the comment period at the time of this meeting. Efforts are being made to resolve the dispute with the lot H-2 property owner on the subject of working on his property.

There was a report of gas being missing from equipment on the island. Please keep an eye out for unauthorized gas withdrawals.

**New Business:** The Marina ballot will be mailed out this month. Please watch your mail and vote.

**Announcements:** Dumpster day is Saturday April 29<sup>th</sup>. Thanks were given to the Yacht Club for getting information out to islander when water was out due to the leak and for other general information dissemination.

The meeting was adjourned at 3:45 p.m.

Respectfully submitted,  
Merrill Balanag, Secretary

**CORRECTION TO MARCH 2006 MINUTES:** The following was omitted from the March monthly meeting minutes; Zona Wyatt, Lot H-45, brought to the attention of the board that the ground behind the bulkhead just south of the north dock landing had eroded and created a hole which is a safety hazard had needs attention and it was not taken care of.

*Your point of view*

June 2005

Dear Skip,  
I wanted to write and tell you how great the island looks. This past winter I haven't been able to get out as much as I'd like with busy schedules here on the mainland, but was able to get over for a night on Memorial Day weekend and think

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the place looks GREAT! Hat Island is definitely growing, new houses going up and more cars parked at the Marina...but what a great place we all have. As I read the letters in the view point the last couple of months I thought, we really need to work together as a community to make the growing pains less painful for us all. We are all neighbors, yet individuals. We need to be mindful of our neighbors when going about our business.

I think the island looks great and I personally really appreciate the new green areas that have developed around the island. I think they not only make it look nicer, but can't help but think that they provide a fire break in case a large fire were to hit the island. I also think that they appear to be well planned with the beautiful trees on the lots, like the maples and cedars, remaining. We have a lot in K division that we are clearing and hope that we can make it appear as nice as the others that are being cleared around the island. I'm glad to know that our neighbors, one lot over, look forward to the clearing as it will bring more light to their property and possibly improve their view. I can't help wonder however how I would feel if they weren't pleased with what we do on our lot. That's the kicker isn't it...doing what we feel is best for our properties when we know others won't agree with us. I would ask all owners on Hat Island to look at their own lot and see how many trees they have left. At some point in time we have all cleared our lots and there is a chance that someone wasn't happy when we did it. Along those lines I also think that we need to be respectful of the full time residents. This is their full time home.

The changes that are taking place must be hardest on them. I would hope that when we make decisions for the island we not only look at our short term goals but the long term goals also. The island is growing and getting more crowded. We all need to be respectful when coming to the island. We need to drive our cars and atvs at respectful speeds. We need to help maintain the beauty

of the island by taking our garbage home and keeping Our homes up. We all come here because we love it...some come for the social scene, some come for a nice quiet place to relax, but we all come for the love of the island.

Let's step back and enjoy the views, be respectful of each other and continue to have what I would consider one of the least known hidden treasures of the Puget Sound.

Respectfully Submitted,

Kim Gleason  
M-28 and K-38

Dear Hat Island Friends and Neighbors,  
Matt Surowiecki has owned and operated Steeler Inc, a *GREEN* Company, for 32 years. During that time, Steeler has been manufacturing steel framing (i.e. 2X4, 2 X6 and many other sizes). The preferred trees for manufacturing wood framing are 50 to 75 -year-old Douglas firs. Over 32 years, approximately 500,000 Douglas fir trees have been spared. The point is Matt Surowiecki and his company, Steeler, Inc., are deeply involved in saving trees and preserving the environment. Saving trees has a positive affect on the well-being of the environment.

If you have any questions, or are interested in a plant tour, please contact Matt via email:

[Matt@steeler.com](mailto:Matt@steeler.com)

### **Copy of Marina Ballot that is being sent to all Hat Island Property owners**

The following is the explanation of the ballot set forth to the community to approve funding through a special assessment for repairs and improvements to the marina.

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.

This proposal to the Community involves dock renewal along with augmentation of the breakwater system in conjunction with the planned marina dredge. Anyone who has been to the island in the last few years is painfully aware of the tight entrance to the marina at low tide and the poor and even dangerous dock conditions. The docks continue to deteriorate due to the lack of protection at the marina entrance.

Plans to dredge are already in process. Funds for this project are available from current marina special assessment funds. This project exhausts these available funds. The docks need to be replaced. They were refurbished eight years ago with new exteriors, but now the interiors have rotted beyond any limit that would allow any further reconditioning. 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 proposes the replacement of the docks with concrete docks from Bellingham Marine. In addition, we are planning to replace the existing dock pilings with either Rigid Galvanized Steel or Reinforced Concrete pilings.

To complete this project, a breakwater system, engineered to suit the specific conditions of our marina, is an essential part of this ballot. The breakwater system is

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necessary to the overall project to protect the investment made on the docks as well as the safety of those using the marina.

The project is expected to cost about \$1.7 million, but because there is not a firm design for the breakwater, the proposed project could exceed this amount. Because of this, the Board is proposing to add a contingency fund to cover any unexpected extra costs which may arise in the design and engineering phase of the project.

This contingency fund amounts to about 18% of the proposed project, or \$300,000.00. This brings the ballot to a total cost of \$2 million.

The contingency fund, if not needed for the project as outlined here, will be used toward the building of a dock and landing along the southern breakwater that can accommodate a future larger passenger ferry.

Projected costs are as follows:

Dredge	50,000.00
Funds already available for this	
Permits	200,000.00
Docks	500,000.00
Pilings	100,000.00
Breakwater	<u>900,000.00</u>
Estimated cost of project	1,700,000.00
Plus Contingency of 18%	<u>300,000.00</u>
Total Special Assessment	
Ballot request	2,000,000.00

This translates to the individual lot owner as a special assessment of

\$2,105.00 per lot.

The Community is able to offer a ten year payment plan to anyone who wishes to make payments at an interest rate equal to the rate the community will be charged to borrow these funds over the 10 year loan. We currently have approval for a loan at 7.5%. This will act 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. Those wishing to pay the assessment up front will save the interest.

This project will take time to design, permit and execute. The entire project could take up to three years to complete from the date of approval of this special assessment. Because of the lengthy design and permit phase of the project, the special assessment will not be invoiced until January 2007. But without the approval now, it cannot be started at all.

A Yes vote on this ballot will approve this project and its special assessment of \$2,105.00 per lot. Ballots must be received at the Hat Island Community office by noon, May 6<sup>th</sup> or can be brought in person to the monthly meeting to be held at the Hat Island Fire Station on May 6<sup>th</sup> at 2:00.

## **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**

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 Fire Bunnies Pancake Breakfast

**June**

3 Sat Elsie M load/run 7:30am

Board work session 10:30 am

**HIC monthly meet/Hat Island 2:00pm**

10 Sat Fire Drill 10:00am

Fire Bunnies lunch 12:30 pm

Fire Cmmissioners meet 1:30pm

12 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
April 11	2006	through	May 18	2006	Memorial
Wed	8:00am	8:45am	9:00am	9:45am	Day and
Wed	5:30pm	6:15pm	6:30pm	7:15pm	Labor Day
Fri	6:30pm	7:15pm	7:30pm	9:14pm	Holiday
Sat/Sun	9:00am	9:45am	6:00pm	6:45pm	runs will
May 19	2006	through	Sept 5	2006	be same as
Wed	8:00am	8:45am	9:00am	9:45am	Sunday
Wed	5:30pm	6:15pm	6:30pm	7:15pm	
Fri	6:30pm	7:15pm	7:30pm	9:14pm	
Sat	9,11,5	+ .45	10,4,6	+ .45	
Sun	9,11,5	+ .45	10,4,6	+ .45	