



Official Publication of the Hat Island Community

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3616 Colby Ave, PMB 335, Everett WA 98201

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Report from the manager

Exciting times on Hat Island

RO nears completion

The last of the equipment arrived on the island January 8th! The equipment manufacturer's representative will be on the island January 20th for start up. Upon completion of start up, water quality tests will be submitted to the state and the certificate to operate will be issued. By the end of February we will be making final payments to the contractors and will conduct a required audit. We will then close out the State Revolving Fund Loan. A summary of all income and expenditures will be in the View Point after the audit and loan close out is completed.

Elsie M II revision starts

On January 13th the new deck house was put in the well deck on the Elsie M II and sent to Everett. The work on the transmissions and the deck house will commence. We are hoping to have the Elsie M II back in service for the March Community run.

Holiday Skipper

Ian Russell has taken a 3 to 4 week leave of absence to take care of family matters. John Alder, the Elsie skipper, will be running the Holiday.

Port of Everett

The Port of Everett has raised moorage rates for both vessels. The increase on the Holiday was from \$4.63 to \$5.16 per foot per month. The Elsie M increase was from \$5.71 to \$6.36 per foot per month.

Annual Billing

The office is getting ready to mail out the annual billing. You will receive 2 statements one for the R.O. and one for the regular and special assessments and the annual water maintenance fee if you have a water connection. Your annual golf and moorage are due for 2003. There will be a remittance advice sheet included with your statement. Please fill this sheet out so the office can distribute your check properly. If your boat or car is not registered with the office please fill out the bottom of the remittance sheet.

Dock Hands Needed

Work party needed to repair docks on 2/22/03. Bring hammers and bodies. Hat Island will furnish materials and lunch. We will be providing Styrofoam and boards to repair the docks. Winter has been hard and the need to repair is urgent. The Hat Island Yacht Club has volunteered their help to the community for this work party. We will meet at the Yacht Club at 10:00 am. The Marina is one of our most valuable assets to the Island. We need to protect it and keep it in repair. Your help is greatly appreciated.

Thank You
Charlotte Maulsby
Hat Island Board Member

Please attend Board meetings in the next two months to help put together proposals for the access road to Division H. Carefully read pages 3 through 6 for information on this project.

Board meeting minutes

Call to Order: The regular monthly meeting was held on Wednesday, January 8th, 2003 at the Everett Elks. Board President Larry Petersen called the meeting to order at 7:03 p.m. All Board members were present.

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

Treasurer's report: Linda Ebner presented the Treasurers report. The report was accepted as presented. Bill Odgers asked what the final cost of the RO System was and the Board said it would be published next month.

Golf: George Alecci had no new news on the golf course.

Vessels: Merrill Balanag announced that installation of the new wheelhouses on the Elsie would finally begin January 13th. There will not be a February Community run. Ken Baxter worked on the Holiday and Elsie, including pumping water from the Elsie from the storms. He also installed safety ties at the Port of Everett dock at their request.

Maintenance/Equipment: Bob Cook reported that Roger had looked at another new (used) gas truck and thought this one was a good buy at \$5,000. He also stated that the brush cutter was on the island and worked well.

Marina: Charlotte Maulsby noted the ongoing problem with the seals on the docks. Solutions are in the works. Questions were raised as to the ongoing project of fixing the docks. Charlotte informed everyone that Roger is working on the docks when he can and Jim Brandon is working on the electrical when he can. It was suggested that the community have a work party to get some of the work done on stabilizing the more rickety docks. This will be done once it is known when the Elsie will be available to bring over lumber to skirt the docks to keep the foam under them in place. The date of the work party will be announced.

The Board is still looking for something to anchor in front of the marina for wave protection. The Kalakala was suggested.

Water: Melody Smith announced that the last of the RO equipment arrived on the island today. She also reported that the water quality problem published in the last View Point turned out to be no problem.

Old Business: Larry Petersen announced that Brad Cattle is still working on the cell tower project.

New Business: A presentation was made by Merrill Balanag and Melody Smith regarding the ongoing concerns of the Division H access road. Information was presented at the meeting that will be printed in the View Point. Because of grading violations that were charged three years ago that have not been fully addressed by the Community, the County Prosecutor has instructed the Community to take an active role in fixing the problem. If the Community does not come up with a solution, then the County will order a solution.

The presentation is a means to start a dialog within the community regarding what our options are and what the consequences of those options might be. The information packets included a time line for what needs to be accomplished and when it needs to be completed. It also includes a very rough draft of a plan to repair and maintain the access road and estimated costs associated with that plan.

The Board is seeking a long-term solution and will be submitting a vote to the Community to approve the costs of that long-term plan. It is hoped that viable suggestions will be submitted to the Board by the next meeting. It is highly likely that the costs of doing nothing will equal the

costs of implementing a long-term repair and maintenance plan. Your comments are encouraged.

Announcements: There will be no community Elsie M II run in February.

The meeting was adjourned at 8:25 p.m. Respectfully submitted,

Merrill Balanag,

Secretary

DIAL 911 FOR EMERGENCY ASSISTANCE

This system does work and "THANKS" to the timely response of Darla Younce to call 911 when two islanders fell into the water in the marina, help did arrive in time to avoid what could have easily have resulted in very serious consequences.

Minutes mean everything in an emergency. This is particularly true when persons are in the water.

My thanks to Darla, to the fire personnel and others that responded to assist, and to those behind the scene that makes this system work.

HAPPY NEW YEAR

C.T. Forseth, Fire Comm.

Division H Access Bulkhead Repairs & Maintenance

Why are we discussing this issue?

- The county is requiring HICI to come up with a Substantial Development plan for the work already done as well as a long-term plan for future repairs and maintenance. There is no option, HICI must submit a plan to Snohomish County & the Dept of Fisheries! If we do nothing, they will tell us what to do, how to do it, and whatever the cost, it will have to be done!

- Because this plan will cost over \$10,000, The Board will submit plans to the community for approval.

- Before we present the plan for a vote, we want the Community to consider all the options and the implications of the issue so everyone can make an informed vote.

What are our options?

- The Community can ask Division H to make an agreement with the Community to pay all costs in excess of regular maintenance from this point forward.

- The Board can ask the Community to approve a long-range plan and its associated costs to maintain and repair the access to Division H from this point forward. There may be more than one alternative offered.

- The Board can ask the Community to approve a plan that lets the road "Go back to Nature". Division H lots would become "water access only" lots.

- The Board will take serious alternate plans to the ballot. These must be received in the HIC office no later than February 7th.

What if Division H comes to an agreement with the Community?

- The Community will submit the Substantial Development Plan to the county and move forward

with the repairs. The costs would be billed to the Division H property owners.

What if the Community votes to accept a long-term plan?

- The Community will submit the Substantial Development Plan to the county and move forward with the repairs. The community as a whole will pay all costs. The community as a whole will pay any future maintenance/repair.

What if the Community votes for the "Return to Nature" Option?

- The Community will submit the Substantial Development Plan to the county for only the work already done. The long-term solution will be that the access will be left to go "Back to Nature".

- Division H property owners can sue the Community for Road Access. Attorney fees will be incurred.

- There will be fines to pay for not addressing the grading violations, anywhere from \$0 to \$100/day for 3 years.

- The permit for work already done will cost approx \$9,000.

- The community may need to rerun some of the water and power lines

- PUD will sue HIC for access to Division H

What if the Division H property owners sue for road access?

- The Courts could find the Community financially responsible.

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- The Courts could order joint financial responsibility.

- Attorney fees would be incurred.

Really Rough Draft Outline of Proposed Substantial Development Plan & Long Term Plan for Future Repairs & Maintenance (initial)

Year One: 2002 HICI made repairs to bulkhead from the corner of the bottom of the regular road for approx 450 feet by adding Eblock, fabric, and anchoring for the blocks at a cost of \$36,000.

Year Two: 2003 HICI will make repairs to the bulkhead and road from the end of the 2002 repair to the beginning of lots H1-H6. Permitting to cost approx \$9,000.00, repairs identical to 1st repair total cost approx \$45,000.

Year Three: 2004 HICI will make repairs to the bulkhead and road on lots H1-H6. Area approximates the 2002 repair, cost approx \$35,000 which includes permitting.

Year Four: 2005 HICI will put one barge load of rip-rap rock in front of bulkhead to reduce wave action –approx cost \$26,000

Year Six: 2006 HICI will make repairs to the now standing bulkhead, costs approx \$15,000.

Year Seven: 2007 HICI will put one barge load of rip-rock in front of bulkhead to reduce wave action –approx cost \$26,000

Year Nine: 2009 HICI will put one barge load of rip-rap rock in front of bulkhead to further reduce wave action –approx cost \$26,000

Year Eleven: 2011 HICI will put one barge load of rip-rap rock in front of bulkhead to further

reduce wave action –approx cost \$26,000

- Regular maintenance will be scheduled in for each year beginning year 2 at a rate of \$5,000.
- Total cost in today's dollars would be \$214,000. Budgeted over 10 years (from year 2) the Community would have to put aside \$21,400 per year to maintain the road.
- Thereafter the estimate is that the Community would have to put \$15,000 in the budget each year to fix the road.

Time Line for Hat Island Community- Submission on Plan to Snohomish County and the Dept of Fisheries

- Hat Island Monthly Meeting - Introduce Plan and Voting Consequences Jan 8
- View Point deadline- Minutes of Meeting and Flow Chart of Voting Consequences Jan 13
- Board work session-Last day to submit Alternate Plan. Last day for Div H to submit written agreement to pay for repairs to the access road. Review 10 year plan & any alternate plan if no agreement received from Div H Feb 8
- Hat Island Monthly Meeting –Go over 10 yr Plan, introduce any Alternate Plan submitted by member/s, and/or Div H agreement, comment period Feb 12
- View Point deadline -goes to printer with Minutes of Meeting and all plans (if necessary) Feb 18
- Board work session- Finalize 10 yr plan, create ballot to be sent to members (if necessary). Mar 8
- Hat Island Monthly Meeting- Final Comment period (if necessary). Mar 12
- View Point deadline-editorial comment Mar 17
- Board work session- Apr 5
- Hat Island Monthly Meeting-Counting and confirmation of voting (if necessary). Apr 9
- Submission of final Plan to the County & Dept of Fisheries Apr 12

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

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