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3616 Colby Ave, PMB 335, Everett WA 98201

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Report from the manager

Thank You

I would like to thank Vic Thompson from Puget Sound Yacht Club and Dick Spadt from the community for helping the logs out of the marina during the high tides. I also would like to thank Ed & Eleanor Bruegeman for donating their house for the RO equipment manufacturers to stay in while installing and testing the RO System.

Fiber Optics

Hat Island Telephone Company is in the permit process for providing fiber optics to the island. The SEPA review process has started and the approval required will be a Shoreline Substantial Development Permit from Snohomish County. The project is at no cost to the community.

Harbor Master Position

The office will be accepting applications for the Harbor Master position after March 1, 2003. The Harbor Master position starts April 1. Anyone interested must apply at the office. At the present time Lisa has decided not to be the Harbor Master for this summer.

Property Owners Schedule of Events for 2003

March 8 & 9 Everett Yacht Club

March 29 & 30 Dagmar Yacht Club

April 12 Scott Simmons Memorial Golf Tournament

July 10 Suds & Strokes Golf Tournament

October 4 & 5 Kingston Cove Yacht Club

RO System Update

The RO installation has gone very well. Department of Health has given us the OK to put water to our water system. The electrical contractor has a few discrepancies to correct and then the inspectors can sign off electrical. After electrical is signed off then Snohomish County can sign off the remainder of the project. We will do the final closeout the first of March for the loan and this will include the audit of the project.

I would like to take this time to thank all of the property owners who voted to approve and supported this project.

The RO water quality has been excellent and the retention pond has worked extremely well. There was some concern from a few property owners that pumping the finished water through our existing water lines would not work. Well it did. In 70 hours we pumped 121,000 gallons into the system with no problems.

Finished water quality is PH 7.0 to 8.0 and Total Dissolved Solids is between 53.5 to 60 ppm. (Sparklets drinking water runs about 50 ppm). The filter membrane and pressure pump are working at approximately 60% due to the raw water quality during this time of the year.

Dumpster Day

I have asked the Board to have dumpster day this year on Saturday May 3rd. This day does not come in conflict with Mothers Day, Memorial Day and the Yacht Club cruise.

The community will be charging this year for trash removal to help defer the cost of the dumpsters and dump fees.

Change of date

Dock Hands Needed

Work party needed to repair docks on 3/22/03. 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

Board meeting minutes

Call to Order: The regular monthly meeting was held on Wednesday, February 12th, 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 January meeting as printed in the View Point.

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

Golf: George Alecci announced that the greens have been limed and are ready for top dressing in March and that all the equipment has been serviced and is ready for the upcoming season. He will be looking for a new sweeper/blower as well as meeting with the Yacht & Golf club president to review this years planned events.

Vessels: Merrill Balanag reported that work is proceeding on the Elsie M's new wheelhouses and should be ready for the March community run. Check with the office to confirm the community run if you plan to use it.

Maintenance/Equipment: Bob Cook related that all the equipment was operating with only minor work needed on the backhoe and the tractor. He also noted that the new gas truck would be acquired as soon as the Elsie M is back working.

Marina: Charlotte Maulsby stated that the community work session set for February 22nd has been changed to March 22nd because the Elsie M is not available to bring supplies yet. Also, Larry Petersen announced that the Community is accepting applications for Harbor Master for the 2003 season.

Water: Melody Smith reported that water from the RO system had filled all tanks. The consensus was that the taste was greatly improved as well. Work to flush lines and clean the tanks would begin as soon as the testing was completed. So far the system is performing above the expected levels.

Old Business: There is no new word on the cell site project.

There were continued discussions on the Division H access road. Merrill Balanag began with a new proposal to install a rock retaining wall as desired by the County and the Department of Fisheries. She stated that the cost to implement the 10-year block wall plan as previously presented would cost around \$214,000, where the rock retaining wall was estimated to cost \$250,000. Because the rock is more desirable to the jurisdictions and would be less costly to maintain and would last longer, the additional investment of \$36,000 would be cost effective in the long run. She stated the Boards desire to come to an agreement with Division H to split the

cost 50/50 between Division H and the Community as a whole. Her proposal suggested that the community could finance the work, have it completed this year and be done with it. Repayment of the financing would be done by means of a special assessment to Division H for their half and the community would pay the other half out of funds from the regular assessment. 250,000 financed over 10 years at 7.5% would carry a annual payment of approximately \$36,000; \$18,000 to the community as a whole (\$19.00 per lot per year for 10 years) and \$18,000 to Division H property owners (\$375 per Div. H lot per year for 10 years).

Bill Odgers again proposed that the community should be presented with a vote for three motions; one to pay all, one to split the costs and one the require the costs be paid by Division H. Melody Smith pointed out that the community cannot currently vote to make Division H pay, but that this would require a vote of Division H owners.

Discussions from Zona Wyatt and others from Division H addressed the long-term commitment of maintenance of the road once it is done. They asked what sort of commitment would be made by the community to insure that the road lasted. For them to make a commitment to the community, they would seek one in return.

Because the board is looking for a commitment from Division H and there was not enough representatives at the meeting to iron out the details for such an agreement, a meeting was set up between the board and Division H for the following week. The plan would be to have an answer as to Division H's decision by the next month's meeting.

New Business: There was no new business.

Announcements: There will be a Dumpster Clean-up Weekend on May 3rd and the Elsie M should be available for the March community run. Anyone planning to transport goods on this run should check with the office before hand.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Merrill Balanag, Secretary

Board and Division H meet

A group of Division H Homeowners met with four Board members on Wednesday February 19th to discuss a possible preliminary agreement for a special assessment to cover ½ the cost to repair the access road to their homes. While the discussion of work to be performed favored the original block wall plan rather than the newer proposal of a rock wall, the general sense was that the agreement was quite possible. Final wording for the agreement will go out to the Division H community for a vote within the next couple of weeks. Following this vote, a vote will be sent to the entire community to approve the repairs based on this agreement. The overall result of the meeting was very positive.

Passage

Claire Bella Bangerter

Claire Bella Bangerter (86) of Seattle and Everett, WA passed away February 1st 2003. She was born in Seattle on May 2nd 1916 and was married to Rodney White Bangerter in 1936. They are the parents of four children: Ronny Whyte, Susan(Phil) Parise, Larry (Laurie) Bangerter, and Karl (Martha) Bangerter. They have 6 grandchildren and 4 great-grandchildren. She and Rodney were early and longtime residents of Hat Island. Services were held on February 8th at the Mill Creek Chapel of the Church of Jesus Christ of Latter-Day Saints.

View Point Editor

Eleanor Bruegeman

Home (206) 523-6002

E-mail elbeeb@aol.com



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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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