



## *Manager's Report*

### *Marina Expansion Ballot*

By now voting members should have received the Marina Expansion Ballot in the mail. Here's a few reminders to ensure that your ballot is counted.

1. **Ensure that it arrives**, on Hat Island not later than noon on Saturday, Jan 6th, 2007. We don't pick up mail on Saturday mornings. The last mail pick-up will be Friday, Jan 5<sup>th</sup>, 2006. If there is any chance that your ballot will not be in our Colby Avenue mail box by then, you should arrange to have it hand carried to the meeting on Saturday.
2. **Ensure that you assemble your ballot correctly and sign it.** Your completed ballot should be folded and inserted into the 6" x 3" white envelope and sealed. This white envelope should then be sealed into the blue "**Ballot Only**" envelope. Nothing else should be put in these two envelopes. The Blue Envelope must be filled out with name, lot number and signature. The blue envelope is then either dropped off at the Island office, brought to the meeting on Jan 6<sup>th</sup>, or returned via the US Mail using the pre-addressed envelop provided with your ballot.
3. **Ensure that your accounts are current.** The by-laws provide that a member whose assessments are not current loses their voting privileges. The last step prior to counting the ballots is a review of each ballot against the property's accounts. Ballots from properties in arrears will not be opened and will be returned.

### *Strategic Plan Comment Period*

Included in your Marina Expansion Ballot was a letter describing the Strategic Plan comment period. The plan was developed using the recent owner's survey results and using the issues raised during our first planning retreat in June. It represents the ideas and concerns of those people who took the time to return the survey and the views of the 44 people who participated in the retreat and subsequent committee processes. It may or may not represent how you think. So please get a copy of the plan, read it and give us your well thought out comments so that the plan will represent the collective consensus of as many Island owners as possible.

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## ***Plants***

Our thanks again to the group of 16 volunteers who spent Saturday November 18<sup>th</sup> installing some 60 nursery plants along the marina fences. Dave Andrews, Jim Moore, Ron Near, Barb and Jim Conwell, Jan Kaufmann, Patti McLeod, Clarence Forseth, Bob Brunje, Marcia Gregory, Melody Smith, Merrill and Chris Balanag, John Schmidt and Dan Margonelli Our thanks again to our donor who wishes to remain anonymous. What a great example of community spirit!



Newly donated and installed plants along new volunteer built fence

## ***“Bucks for Butts” Campaign***

Beginning in January we will be conducting a donation campaign to purchase padded seats for the Holiday. To pad all the seat bottoms in the inside cabin with professionally produced 3” covered pads will cost \$4,800. To add padded backs would be an additional \$2,250. Look for a donation box just inside the companionway hatch. Average monthly ridership for the Holiday is 1,100 passengers per month. Of course its higher in the summer months and lower in the off season, but if you were to make a \$2.00 donation to the “Bucks for Butts” campaign each trip you could have a softer seat before the start of the summer season. So pitch in, it’s your tush.

## ***Marina Apartment Available for Rent***



View of Marina from Marina Apartment Veranda with Mt Baker in the distance



Fully equipped kitchen in Marina Apartment

Beginning this spring the Island will offer the Marina apartment for rent on a daily and weekly basis. The apartment is located above the Island office in the marina. The apartment is fully furnished with all the necessary furnishings including a fully equipped kitchen, and bed and bath linens. The bedroom can be configured as either a king or two twin beds. The living room has a queen sofa bed and a twin rollaway bed. It’s a perfect place for in-laws or friends or for weeks of working on your property. Relax on the veranda over looking the marina, enjoy Direct TV, and walk on the beach. You bring food and we supply everything else. Reservations made through the island office. Prices as below.

\$55 Mid Week (Sun –Thur nights – Check in 4 PM - Check out Noon)

\$70 Weekend (Fri and Sat nights, plus Sundays of Holiday weekends)

\$250 Mid Weekly (4 PM Sun – Noon Fri)

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\$ 125 Full Weekend (4 PM Fri – Noon Sun)

\$250 Holiday Weekend (4 PM Fri – Noon Mon) (Special rates for midweek holidays)

## ***Sunset Park to be Returned to Natural State***

Sunset Park (sometimes known as Conwell Park), the filled parking area at the base of the Division H hill, was constructed in the late 1990's as a place to dispose of debris from land slides in Division H. Unfortunately the Island did not get the appropriate grading permits and was subsequently cited by the county for its construction. That citation is still pending in Snohomish County Court. As a part of the approval and permitting process for the repair of the Division H bulkhead we have been required to allow that area to be "reclaimed by nature". So as a part of the Div H construction we installed a concrete block ramp at the NW end of the bulkhead to facilitate continued beach access. The narrow stretch of road that connects to the "park" will be protected only until we have removed the displaced ecology blocks currently stored there. After that we must allow Puget Sound to reclaim the area to its original and natural state.



Sunset Park with ecology blocks in the distance



New Beach Access Ramp at base of Div H hill near Sunset Park

## ***New Web Site***

If you haven't visited the new site you really should.

[www.hatisland.org](http://www.hatisland.org) While there is still much to be done, we think it's easier to navigate around and presents information in a more user friendly way. Our thanks to Eleanor Bruegeman for all her efforts in this project. **Note from your editor:** It would be helpful to know how many of you have

broadband vs dial-up. It would help us gauge limits on page and picture size. Please note "broadband" or "dial-up" on your next communication with us. Thanks.

## ***E-Mail Issues***

Our new E-Mail distribution system is up and running. If you asked, you should now be receiving the View-Point via E-Mail. Some of you have adopted pre-screening systems on your mail systems and our E-Mails are being rejected. If you use one of these systems please ensure that you have added [hicmail@hatisland.com](mailto:hicmail@hatisland.com) to your list of accepted senders otherwise you will not get what we send. Some SPAM systems view all mass mailings as potential SPAM. To prevent your SPAM systems from rejecting the View Point or other important mass mailings from the Island ensure that [hicmail@hatisland.com](mailto:hicmail@hatisland.com) is added to your list of "trusted" senders. If your ISP (internet service provider) handles SPAM control they can assist you with making these changes. If it is handled by a resident program on your PC you should be able to find these instructions either in your owner's manual for the program or on that company's web site under their "support" link.

## ***Water***

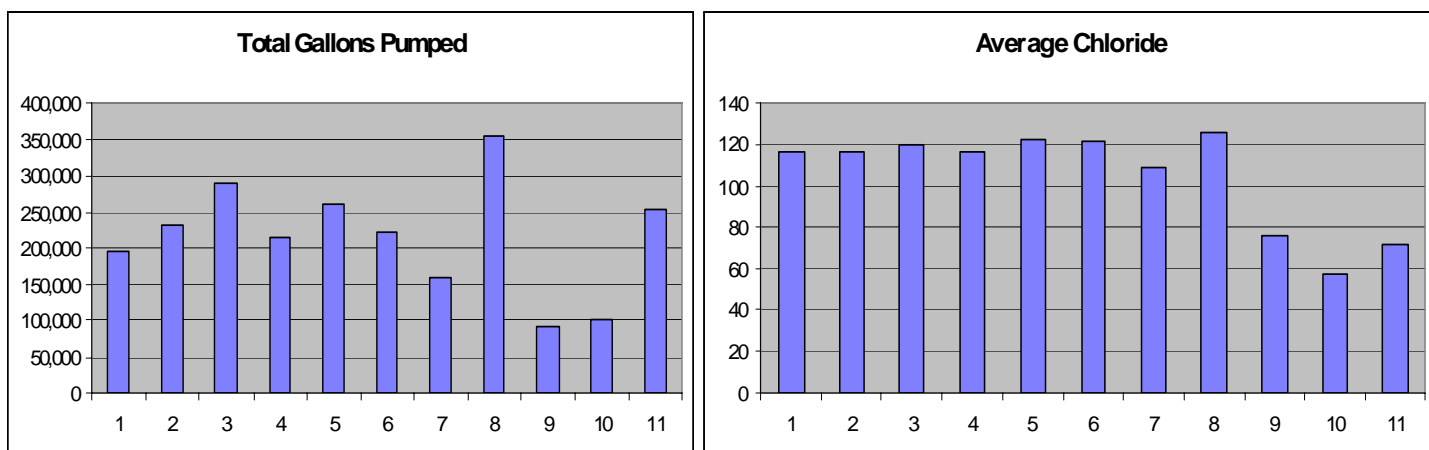
What a wild ride we had in November. The 4" PVC main under the road behind H-33 ruptured sometime on Sunday evening, Nov 20<sup>th</sup> and by Monday morning we had lost some 107,000 gallons of water. While we knew almost immediately that the break was in Div H, all the standing water from the record rains made it nearly impossible to isolate the location of the break. Our thanks to Jim Conwell who pitched in to help us find it. While we had the backhoe down in H we decided to put in a shut off valve and meter to facilitate find-

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ing future breaks. Unlike Div N which has a system wide pressure reducing valve at the foot of the hill, one was never installed in Div H. The result is 120+ pounds of water pressure in our schedule 40 PVC pipes in Div H. This high pressure caused our repair to repeatedly fail until we were able to acquire more appropriate repair materials. Wayne did a great job responding to the multiple failures to protect our water inventory and keep everyone in water pressure. We will be examining the installation of a system wide pressure reducing valve at the foot of the Div H hill which should reduce the frequency of failures in that section of the main.

Then to add insult to injury the freeze conditions caused a number of household breaks each of which over a single night can consume well over 10,000 gallons of water. Over the entire course of the water main repair and freeze breaks we lost just under ¼ million gallons of water. Of course we had to refill the reservoirs which accounts for the unusually high production that you can see for November in the production chart below.

The RO remains inoperative for a failed control module in the computer system. The supplier sent us the wrong repair part, which has since been replaced and we are now waiting for a special cable to upload the programming into the new module.



## Annual Golf and Moorage

A word about annual golf and annual moorage. When you purchase your annual moorage you get a nice sticker for your boat so that everyone knows that you've paid. This year when you purchase your annual golf you will receive a very nice, very visible bag tag to identify you as an annual golf payer. The tags have a one-time-only attachment system and are sequentially numbered. It will now be very easy to identify who has paid their annual golf. In both cases you will be asked to pay daily moorage and daily golf fees until your boat or golf bag has the appropriate tag or sticker.

## Pricing Changes

As a part of the budgeting process for 2007 we performed a series surveys and comparisons.

**Golf:** We surveyed 23 nine hole (not executive) golf courses around the state and found that when our limited amenities are factored in that our daily rate, while on the lower end of the scale, is pretty much on target for both 9 and 18 holes. However, our annual rate is extremely low with the average annual rate at the courses surveyed at \$551.00. Even when you take into consideration the amenities and remote nature of the course our \$150 annual rate is far too low. In its budget approval process for 2007 the Board has set the annual rate for golf for 2007 at \$200 for adults and \$100 for juniors. One of the most common comments received in the member survey and heard during the Strategic Planning process concerns people not paying for golf. So here's a win-win offer. When you receive your January billing you will be able to reduce your annual

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golf by \$25 per year for adults if you will volunteer to serve any one of the following combinations as Course Marshall.

This will save you money and help to ensure that everybody pays. You will receive more information when you volunteer. (Of course if you volunteer and then don't fulfill your duty, we'll bill you for the extra \$25.00.)

- ▶ Two weekend mornings or afternoons
- ▶ Two weekday mornings or afternoons
- ▶ One weekend morning or afternoon plus one weekday morning or afternoon

As an aside you'll soon be seeing full color score cards paid for in full by Casey Salz of A-116, , manager of Brien Ford.

**Moorage:** A survey of small marinas around the sound as well as a review of our own capacities caused the Board to set the following rates for moorage beginning in Jan 2007. First, all boats will follow the same rules. There will be no free moorage of dingys, and like all other boats, dingys may not be left in the marina when the owner is not on the island. Moorage rates for 2007 will be \$50 per year for boats under 10 ft and \$14.00 per foot per year for boats above 10 ft. The daily moorage rates will be \$0.60 per foot per day for owners and \$0.70 per foot per day for guests.

**Holiday:** Because of two recent passenger ferry accidents involving possible overloading conditions the Coast Guard will soon be issuing new rules on calculating the capacity of the passenger vessels based on an average weight per person of 185 lbs, up from 140 lbs. (Americans are getting heavier) As we apply these new rulings to the Holiday our capacity will diminish. This causes us to need to count, and have a ticket for, all passengers as well as pets. Infants, even in a lap will be required to be counted in the capacity calculations and therefore have a ticket. Pets take up space and add to the loading capacity and will be required to have a ticket. To speed the loading process and ease confusion the Board wants to encourage the use of pre-purchased tickets and therefore has put the following ticket prices into effect for 2007.

Adult	\$5.00 with ticket	\$6.00 cash/check
6-11 yrs	\$3.00 with ticket	\$4.00 cash/check
to 6 yrs	\$1.00 ticket/cash/check	
all pets	\$1.00 ticket/cash/check	

**Water:** The recent state inspection of our water system identified a significant number of issues which must be addressed over the coming year(s) at significant cost, to ensure that we have the assets to address these repairs and upgrades the Board has set the Annual Water Maintenance fee at \$150 per water hook-up. To address the increased demands that new hook-ups place on the system the board has directed that water hook-up fees be placed into a capital account rather than into operating funds and that the fee for a new water hook-up will be \$2,500 beginning Jan 1<sup>st</sup>, 2007.

**Elsie M II:** Rates for the Elsie M II in 2007 will be:

Weekdays	\$500 for a three hour charter with \$50 per ½ hour (or part thereof) over time charge.
Weekends*	\$600 for a three hour charter with \$60 per ½ hour (or part thereof) over time charge.

\* Assuming Crew availability

## HIC BOARD MEETING MINUTES

**Call to Order:** The regular monthly meeting was held on Saturday, December 2 on Hat Island at the Fire Station Hall. Board President Merrill Balanag called the meeting to order at 2:05 p.m. The entire Board was present.

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**Minutes:** The minutes from the November meeting were accepted as printed in the View Point.

**Treasurer's Report:** Linda Ebner read the Treasurer's Report. Linda informed the meeting that the total dollars spent for the Div H Bulkhead Project so far was \$333,318.99. The total amount spent so far for the Marina Improvements (which includes D Dock) was \$130,850.02 that will all be paid back to the Special Assessment Reserves Money Market Account when the loan is taken out. Linda said that she had contacted and was in talks with another bank about the upcoming loan for the Marina Special Assessments and would report more about that later. A question was asked regarding the inclination of the bank to lend \$2 million for a period of 10 years at a fixed interest rate. According to Chuck Motson, Coastal Community Bank did not see that as a problem.

**Golf:** Larry Bender reported that there was still snow on the golf course, and tree debris from the wind and heavy snow was scattered on the golf course and would be removed shortly. The greens are aerated, sanded and have been sprayed with fungicide.

**Maintenance/Equipment:** There is a winter overhaul going on of the gang mowers, the aerator and the debris sweeper.

**Vessels:** Ken Baxter reported that both vessels were working. A second set of batteries were installed on the Elsie 2. A question was asked about an incident in the previous week where the Holiday was coming down the river on its way to Hat Island, and it suddenly started turning around and around. That incident was caused by a pump overheating on the engine on the starboard side of the Elsie, causing the engine to shut down. Andy, our Skipper, corrected the vessel and had it repaired by the following morning.

**Marina:** "D" Dock is fully operational now. All fixtures are operational. Ginger Harmon reported that the Ballot for the Marina Expansion Vote had been sent out the previous Monday. The votes must be in before or during the January meeting.

**Water:** The RO is still not operational. Getting the attention of the man at the company in California is difficult. We have installed a new relay box, but need a special cable to upload data, and don't have the cable yet. There is a plan to put a pressure reducer on Division H.

**Old Business:** The Div H access road is complete except for the permitting process. The Strategic plan letter went out with the voter pamphlets. Please download a copy of the 3<sup>rd</sup> draft of the plan online at the website if possible. Please visit the new website, its awesome: [www.hatisland.org](http://www.hatisland.org)

**New business:** After January the Board meetings will shift to the third Saturday of the month. There will be no Board general meeting in February, although the Board will meet for a work session.

**Announcements:** Mike Worthy noted that the Div H Road acted admirably in the huge storm that just passed. The Strategic Planning draft #2 will be on the website within 2 weeks. The Board thanked Scott Wilson for his donation of a laptop that will be the holder of all Island emails and be the broadcaster of urgent news and the View Point, to those who have signed up for email View Point. The current View Point costs about \$900.00 a month to publish and send out, and this should save the Community at least \$200-\$300 per month. It was stressed that people who had not sent in e-mail addresses would still receive their newsletters by regular mail. The meeting was adjourned at 3:00 p.m.

Respectfully submitted,  
Charlotte Maulsby, Secretary

#### **Questions Asked at Meeting:**

Q: Why was the pamphlet that was sent out to the voters put in the same envelope as the ballot, and why was the pamphlet so prejudiced in the affirmative (bias towards a "Yes" vote).

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A: The pamphlet was sent out at the same time as the ballot because it was cheaper. The Board expressed the view that it was not their intention to try to make the pamphlet seem biased in any way.

Q: Why was there no opinion stated in the pamphlet that mentioned the negative aspects of this new assessment?

A: The Board had tried very hard to make the pamphlet objective. George Alecci commented that the history of the Island was that everything got voted down, so the Board had a tendency to start from the negative, and try to convince the owners to at least consider a new venture. Larry Bender commented that the Board was trying very hard right now to work up a budget that was fiscally responsible. Ginger Harmon reiterated what was said at the last meeting; a vote was deemed important to get out now before the Island committed to permitting and engineering the Marina as is. Thousands of dollars could be saved by combining those costs with an enlargement of the Marina. It was also noted that as environmental laws get more restrictive, it will be harder and harder to enlarge the marina in the future. It was practical to address the enlargement at this time. Ken Baxter also commented that the improvements made now would benefit not only the boaters, but passengers of the Holiday and the Elsie 2 customers.

Q: How were the Strategic Planning groups going to impact the Board and expenses in the future?

A: The Strategic Plan members are deciding on recommendations that they will put to the Board for approval. Check the website or call the office for details. However, the Board has the final say on any expenses. Nothing will happen without Community and Board approval. It was noted that no expenses could be incurred above \$10,000 without a Community vote. The next Strategic Planning meeting is in Seattle on Dec 9th, and a Dec 10<sup>th</sup> meeting is on the Island. This is an open meeting where anyone can participate. Merrill Balanag commented that ideas were always wanted at planning sessions. Sometimes one person's input could change the opinions of the whole group.

Q: After the comments and the meetings take place what next?

A: The planning will begin on the 4<sup>th</sup> draft of the plan, which will then be available on the website for further comment. It will also be emailed to those who have sent in their email address to the office. It will probably not be available for mail send-out, as that is cost prohibitive. If you can't get it on the website, stop by the office for a copy. If you would like to get on the e-mail list, call the office.

Q: Will the Holiday be taken out of the water next September for the Coast Guard?

A: Yes, it always has been in September. It is the best time of the year to get Shipyard space. The Board will try to give everyone as much notice as possible.

Q: When will the roads be graded?

A: Right now they are too soupy to do anything with. As soon as possible the maintenance man will go around and fill the holes and do what's possible.

Q: There was discussion at the Strategic Planning meeting to open the Board workshop to owners. Has that been done, or will it be done?

A: No, it is not being done, although it is still being considered as a recommendation of the Governance Committee. Merrill Balanag said that it would be very educational, and for that reason she would be in favor of it, but there would have to be strict rules that no one would be allowed to contribute. Trying to get anything voted on or accomplished is a feat unto itself with the 7 Board members as it is. One little comment on the agenda could have taken an hour of discussion at the workshop. Linda Ebner commented that everyone on the Board has a different opinion, so we put our ideas in and try to tweak the thing to be good for the whole community, not just each Board member. Sometimes it's a knock-down drag out, and the Board members need the freedom to say what they will. The Board encourages all people to volunteer their time to be a member.

## **The Bookkeeper's Corner**

### **BRRR !**



The Plants & Bulbs are planted. Thanks to the volunteers (Chuck has listed them in his article); we started at 10:30 and were done before 1:30! It was amazing. The shrubs that were donated were pampas grass, thuja berckmanii, myrica wax myrtle, & ceanothus. You can look them up online if you wish. The closest ceanothus I can see is an "owl wood" variety.

We are having a bit of a problem with the rabbits eating the thuja, so chicken wire is coming to the rescue, we

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hope. There were two plants that were blooming, and the flower color is light blue. Should put on quite the show in the Spring. I planted another 200 bulbs. It's amazing how many bulbs it takes to fill up a small area. Along with the plants we purchased compost. Get a load of the ingredients in this tea: forest humus, chicken manure, worm castings, bat guano, gypsum, kelp meal, oyster shell lime, dolomite lime and mycorrhizae. Mycorrhizae are soil fungi that "enhance the root system to allow better absorption of water and nutrients." Nuts on Christmas, bring on Spring.

Every year when the yearly assessment invoices are mailed, a payment worksheet is mailed along with the invoices. On the worksheet there is a place to donate to the Employee's Bonus Fund. As a property owner, I have never saved the darn thing, and therefore never remember to send in a contribution to the Bonus fund. But I think it's important that those who did send in money be recognized. Many thanks from the Hat Island Employees goes to the these folks and their families: Scott Holte, Dave Andrews, Larry Woods-Palmer, Alan Dashen, Ed Barton, Ron Curtis, Jay Henning, Dennis McLeod, Tiny Koopman, Vicki Williams, John Morrison, Tim Martin, Pete Buser, Bob Gowing, Rod Hermes, Larry Bangerter, Bob Borup, Joe Ebner, Stephan Jefferies, Paul Olmstead, JT Adams, Bill Nichol, Phil Mitterling, George Daher, Cris Balanag, Mike Merryfield, Les Allen, Karl Bruegeman, Pam Berry, Rick Hoekendorf, Silvia Barajas, & Doug Fraser.

Speaking of mailings, the 3<sup>rd</sup> quarter 2006 water usage invoices and 3<sup>rd</sup> quarter penalty interest invoices (if warranted) will be mailed out with the January Annual Assessment invoices. Therefore, those of you with water hook-ups will receive with your annual billing: a 2006 3<sup>rd</sup> quarter water invoice, a 2007 Annual Assessment invoice, a 2007 Marina Enhancement Special Assessment invoice, an RO interest invoice and statement (if you are not paid off), a Statement from our ACCPAC system, any penalty interest invoices earned, and a 2007 payment worksheet. Yikes, that's a lot of paper. Please remember that the RO system was invoiced off of a separate accounting system, therefore it has its own statement. Sometime in 2007 I am going to take all of the information from the RO accounting system and put it on the ACCPAC system, so you will no longer get 2 separate statements. That will reduce at least a bit of the paperwork.



I thought you'd appreciate seeing just how cold it was on Hat Island in November. What a year!  
Happy Holidays!!!!







PRST STD  
U S POSTAGE  
PAID  
PERMIT NO. 281  
EVERETT WA

**SCHEDULE OF EVENTS**

**January**

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

**February**

3 Sat Elsie M load/run 7:30am  
10 Sat Fire Drill 10:00am  
Fire Bunnies lunch 12:30 pm  
Fire Cmmissioners meet 1:30pm

17 Sat Board work session 10:30 am

**HIC monthly meet/Hat Island**

**2:00pm**

26 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
<b>Oct 21</b>	<b>2006</b>	<b>Through</b>	<b>Feb 12</b>	<b>2007</b>	
Wed	8:00am	8:45am	9:00am	9:45am	
Wed	3:00pm	3:45pm	4:00pm	4:45pm	
Sat/Sun	9:00am	9:45am	4:00pm	4:45pm	
<b>Feb 13</b>	<b>2007</b>	<b>through</b>	<b>March 12</b>	<b>2007</b>	
Wed	8:00am	8:45am	9:00am	9:45am	
Wed	3:30pm	4:15pm	4:30pm	5:15pm	
Sat/Sun	9:00am	9:45am	4:30pm	5:15pm	