



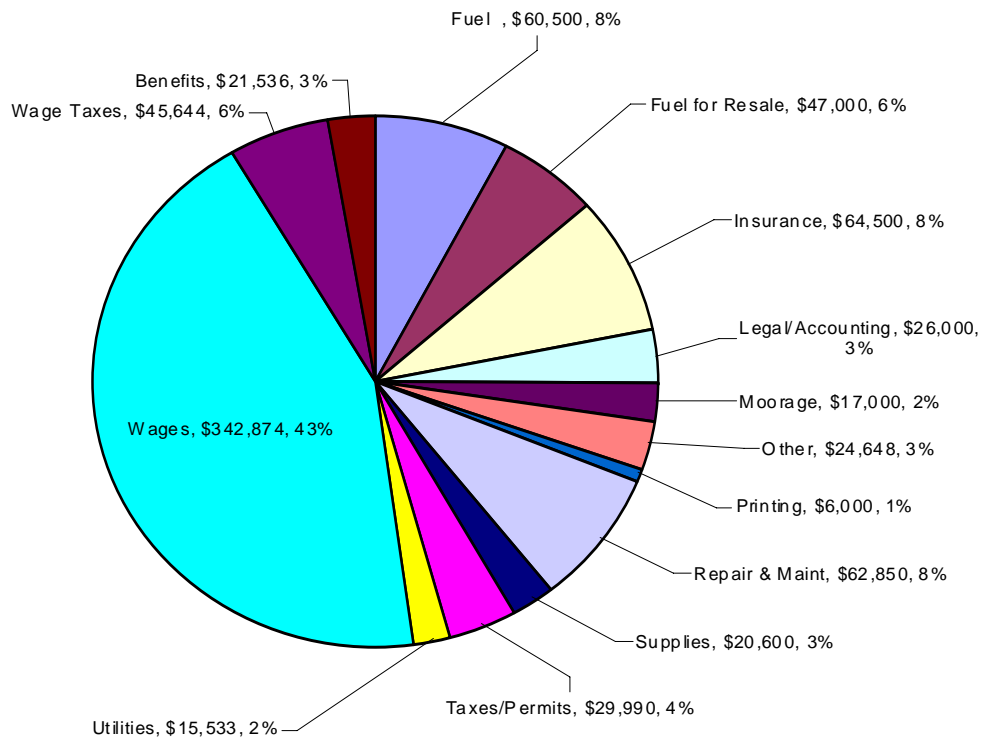
May 2009 Volume 10 Issue9
 Official Publication of the Hat Island Community

FROM THE BOARD PRESIDENT:

CASH CRUNCH - Last year during April we were dealing with 20 or 30 people who were seriously in arrears with their payments. This April some 250 of our owners have made no payments on their 2009 assessments. Also 49 additional owners are more than two quarters in arrears and together owe Hat Island Community a combined total of \$282,000 in overdue annual and marina assessments, water bills and interest payments that span more than the current calendar year. Combined, owners owe the Island about \$501,000 of which roughly \$175,000 represents day-to-day, operational cash. Together these cash arrears represent more than the combined annual salaries of our bookkeeper, water manager, maintenance operator, and greens keeper.

We have precious little discretionary spending in our budget; the ferry must run and must have the USCG required crew, we must berth the ferry and Elsie in Everett, our roads must be graded, we must buy fuel to put in our equipment and have in our tanks to sell to owners. We must repair equipment and systems that fail. We must pay insurance, taxes and accounting fees. The only real flexibility we have in our budget are salaries and planned

Budgeted Expenses, 2009



(Continued on page 2)

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repairs/upgrades. We have already put all but the most critical of these on hold. Our current lack of cash income from our owners is putting the livelihood of our great family of employees in jeopardy and is threatening to unravel three years of great progress.

In previous years we were dealing with a small enough number of people that we could make personal arrangements with each owner, but we have neither the time nor the staff to act as a collections agency for over 300 people. We need owners to pay their assessments, with priority to overdue and current *annual* assessments and then followed by the marina renovation and expansion assessments. If each of those 250 people who have made no payments would just pay ¼ (\$93.75) of their \$375 annual assessment every three months we will weather this storm.

We understand if you need a little extra time to pay during these tough economic times. You can make quarterly or even monthly payments, but you must contact the Island Office and make those arrangements. Any payment plan must bring annual assessments current for this year and pay something towards previous year's arrears. If it makes it any easier, we can now accept credit card payments over the phone and you can make *standard* assessment payments via credit card on line at our web site. To be fair to those who are paying their assessments on time; we must enforce Article II, Section 3 of the by-laws which reads "***Suspension of Privileges. Voting rights shall be suspended for any member whose assessments for any lots owned by said members are delinquent. Privileges to use the facilities of the corporation shall be suspended for any member or owner, or his guests, whose assessments for any lots owned by him are delinquent.***" If you end up on that list you will be denied access to the ferry, and the marina, and be prohibited from receiving other benefits such as golf, fuel and water. Letters to that effect are going out to owners now. You can avoid this by talking to us and making a payment arrangement.

We've come so far in the past three years, please let's not go backwards – if you can find any way to make your payments please do.

Ginger Harmon
President
Hat Island Trustees

FROM THE ISLAND MANAGER

HOLIDAY ON DEATH ROW We've had Holiday listed for over a year with two separate Yacht Brokers. Its been advertised in the local and Seattle boating publications, is on the internet via Yacht World.com (where we found Hat Express) and in the course of that one year we have had about five visits to the boat and only one offer which fell through upon inspection. Her age, configuration, condition, and certainly the fact that she is made of wood, combined with the current economy are all adding up to make her just about worthless. The one offer we had and finally begrudgingly accepted was for \$10,000, but after the buyer's surveyor finished the in water portion of the inspection the offer was withdrawn.

Sell her for parts you say? Her 1964 diesel engines were rebuilt in 2005 and new transmissions were installed. The transmissions were \$4,000 new and now have over 6,000 hours on them. They are ready for rebuild and are basically worthless. The engines are dinosaurs, are ready for overhaul and their value as scrap metal is overshadowed by the cost of getting them out of the boat.

Salvage her? We've contacted 4 different marine salvage companies in Seattle and the best bid to salvage her is around \$15,000-\$20,000. That's not what we get for the boat; it's what we have to pay to have her scrapped.

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Haul her up by the Picnic Pavilion and convert her into a rental cottage? First off there is no demand. The marina apartment is not fully rented so we would then have the cost of up keep for two rental units and the income for only one. Not to mention that it would cost \$20,000 - \$50,000 to make her livable, if we could ever get her to comply with building codes.

The interesting thing is that she has a valid and current certificate of inspection from the USCG. Someone could buy her for a song and within weeks put her into service as a party boat or other charter vessel. I guess the economy is just too bad, look at all the nice boats on the auction block in the Everett Marina. We are exactly where the previous owner of Hat Express was when we got her for a song. In the end we got a ¾ Million dollar boat for \$150,000 because they just wanted to be rid of her.

So what's next? If you have any ideas on who might want her, or any **realistic** ideas on what to do with her, speak now or forever hold your peace. We don't need to continue to insure her at \$5,000 per year, but we can't accept the liability of being without insurance, and we certainly can't afford to keep her in our marina during the busy summer months as she takes up the space of three 20 foot boats. I have instructions from the Board to "get rid of her". We're open to suggestions. Speak now or forever.....

WE'VE ASKED TWICE, that you not park along the bluff across from the Island Office, but there are now more people parking there than ever. We need to be able to get the grader through that area and do some drainage work which we can't do with cars there. We've created some 30 new spaces in front of the RO, please use them. In the very near future you will find the bluff area blocked off with large logs.

SNOHOMISH COUNTY CODE ENFORCEMENT We've received a number of calls asking for the phone number of the Snohomish County Code Enforcement Office, it's 425-388-3650.

OKTOBERFEST 2009 AT HAT ISLAND

Back by popular demand is our third annual end of the season bash. No need to go to München or even Leavenworth, we have it all right here. Last year 300 of you joined us for an evening of great German food, great German music and of course Paulaner Oktoberfest Bier direct from München. So dust off your Lederhosen and your Berghut and join us on Saturday, September 5th (*Labor Day Weekend*). Like last year we'll add an extra run of the ferry at 9 pm to get you home after the event, so you can even come out just for the evening. Details on prices and menu in future View Points so watch this space.

We are looking for volunteers from the community to help with set up, clean up and tear down. Toni Jefferies, Jefferies@elltel.net is coordinating volunteers; give her a buzz if you're interested in helping out.

CREDIT CARDS ARE HERE!!!

We now have the capability to accept credit cards either in person or over the phone. Plus we have an E-Commerce site linked from our web site where you can pay your assessments, buy annual moorage or golf, or buy books of ferry or golf tickets that we will mail to you. Of course credit card processing costs money. We can not bear those additional costs. So if you want the convenience of paying by credit card *you* will have to be willing to pay those additional costs. As an example to pay your \$375 annual assessment via a credit card could cost you a 25¢ processing fee plus 2.5% of \$375 or \$9.38 making your total cost \$384.63. But you get

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all those frequent flyer miles or rebate points! We can accept Visa and Master card only, no debit cards, and only personal, not corporate cards.

WATER We brought the RO back full on line during the last week of March and are now running it daily. Roughly 70% of our water is now being produced by the RO. We were starting to hear what we suspected to be the high pitch sounds that bearings make when they start to fail so we had Eyeland Electric come out and replace the main bearings in the 50 horsepower electric motor that runs the main pump. One of the bearings was in fact failing. It's surprising that we noticed it as it's your high pitch hearing that fails first.

After this springs major chemical overhaul the RO's beach wells are producing adequate volumes and pressures of water to make 30,000 – 40,000 gallons per day, even through the lowest of tides. But we must still devise a way to routinely inject maintenance chemicals under high pressure into the aquifer surrounding the well heads or by the end of the summer we'll be right back where we were last fall. We're working with our engineers and the departments of ecology and health to design an injection system commonly called remediation wells.



G Tank after repair

Two weeks ago we finally had all the parts and pieces on hand and we rebuilt the pressure system that serves about 20 homes nearest to the G division water storage tank. Both pressure tanks had failed and the pump was underpowered for the job in the first place. Here's before and after photos. What you can't tell from the photos is that in the before picture there is an inch of water on the floor and the day after these photos were taken the floor is bone dry, no leaks, this is one of the tasks that has been on our "to do" list for nearly three years.



G Tank before repair

Minutes of Hat Island Monthly Meeting February 21, 2009

Meeting was called to order at 10:35am by President Ginger Harmon. Also present were Susan Dahl, Bill Townsend, Becki Snellenberg, Alan Dashen, Scott Wilson and Chuck Motson, Island Manager. Ginger Harmon announced the selection of Mike Murphy, Lot I-5, to fill Loren Pawloski's vacated position on the board until the next election. There will be three board positions open at that time. Becki Snellenberg moved for acceptance, Susan Dahl seconded and the board approved the selection and welcomed Mike to the board.

Minutes: The board approved minutes of the March, 2009 Board meeting as printed in the Viewpoint.

Treasurer's Report: The board approved the Treasurer's report as presented by Susan Dahl. Treasurer's reports are published in the Viewpoint. Susan pointed out that while we are currently on budget, the pending

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cash situation is at a critical juncture. Approximately half of the island's property owners are arrears on dues. The President's column in the upcoming Viewpoint will include more information on this situation. People who are struggling to make payments on their dues should contact the office to set up a payment plan. Pursuant to our By-laws, property owners who are delinquent in assessments and have not set up a payment plan through the office may have their island privileges suspended so it is important for owners to communicate with us if their accounts are overdue.

Alan Dashen motioned, Scott Wilson seconded and the board approved a motion to authorize the island manager to tap into the unrestricted portion of our reserves to pay operating costs of the island as needed. If it does become necessary to draw on these reserves the island manager will notify the board by email. The board will continue to receive monthly statements which include our cash position so that we can monitor the situation.

Currently 15% of community assessments go to Unrestricted and Capital Reserves. The money first goes to Unrestricted Reserves until that balance reaches \$162,000 and then goes into Capital Reserves. The Capital Reserve fund is currently sufficiently funded. Alan Dashen moved, Susan Dahl seconded and the board approved a motion to remove the cap on the amount that can go into Unrestricted Reserves going forward and retroactive to January 1, 2009, in order to have more reserves available if needed to fund operation expenses. This motion will remain in effect until changed by the board.

Committee Reports:

VESSELS – Scott Wilson presented the report for the Vessels committee. Both the Hat Express and the Elsie continue to operate well. We are seeking Coast Guard approval for the Elsie. The process will probably take about a year to complete. We are seeking charter opportunities for the Hat Express. Once the Elsie is Coast Guard approved, it will also be available for charter opportunities. The offer for the sale of the Holiday has fallen through. The board requested that Chuck determine a way to get rid of the old ferry in any way possible. There is no salvage value. It would actually cost us about \$15,000 to salvage.

MAINTENANCE: Scott Wilson reported that we have found a new fuel provider (*McEvoy*) for fuel to the island. This does require us to add \$5 million pollution insurance coverage to our policy but will allow us to bring twice as much fuel to the island at one time so will save money in the long run. The board approved the required addition of pollution coverage to our insurance policy.

MARINA - Bill Townsend reported that the fire suppression system is in and ready to be installed.

WATER: Chuck reported that they are still working on adjusting the arsenic levels in the water supply to comply with new state requirements and still working on previously identified issues with the beach wells. The RO's are producing well. A full water report is posted in the Viewpoint

GOLF – There was no report for Golf this month.

SAFETY - Susan Dahl reported that a number of owners have expressed concerns for the potential safety/fire hazards caused by piles of logs left piled up on private property. A representative from the Department of Natural Resources previously identified this as a safety hazard. The issue was referred to both the Safety and Residential Growth committees to research appropriate next steps.

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STRATEGIC PLANNING – Becki Snellenberg requested that board reps take the lead in updating the Strategic Plan with a chart of works for each committee. These can be goals currently being worked on or objectives that the committee would like to address in the next two years. Any goals from the current Strategic Plan that are either completed or obsolete should be removed from the plan. Updated goals and objectives for each committee are due prior to the May, 2009 board meeting. A new Strategic Plan is scheduled to be published June, 2009.

A new ad hoc committee will be formed and led by Mike Murphy to identify concerns and propose solutions for water access lots.

Alan Dashen will revamp the Water committee adding goals and members.

The ad hoc tax relief committee has requested the board issue an invitation to Brian Sullivan's office (*Snohomish County representative*) to attend our June 20th board meeting to provide information and answer community questions. Ginger Harmon will issue the invitation on behalf of the board. We will provide transportation.

There was some discussion regarding whether the Architectural Control Committee belonged in the Strategic Plan given that they are created and sanctioned by the CC&R's, not by the board. It was determined that the committee should be identified and included in the Strategic Plan even though that committee does not operate under the Board's control or authorization.

Old Business:

Slide Clearing Policy - The slide clearing policy for roads was again discussed. Chuck found and distributed the previously established definition of maintenance which was created as a guide to clarify HIC's responsibility with respect to road maintenance. The definition of maintenance excludes reconstruction of roads, easements or right of ways from damage due to erosion or other natural causes that require more than four man hours per month or \$250 in materials. Scott Wilson moved Susan Dahl seconded and the board approved further clarification that when costs of road clearing and maintenance exceeds HIC's staff and equipment capabilities, the added expense will be billed to the affected property owners.

By-Laws - Ginger Harmon read letter from Merrill Belang with attached updated By-laws submitted by the Governance committee. The Board approved publication of the updated By-laws on the website for 30 days for community input and to simultaneously send to island attorney for review. At the May meeting the Board will make revisions as needed and prepare to submit ballots for community vote. By-law changes require a majority affirmative vote of the community

Water Access Lots - Several representatives from the water access lots again expressed concerns which will be referred the new ad hoc community created to look into these issues.

H Division - The owner of H35 expressed concerns over the grading of the road in front of her property which is causing problems for her. Chuck will look into the situation to determine what the problem is and what can be done about it.

New Business:

(Continued on page 7)

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Arrears - The board authorized the island manager to turn over to collection a list of property owners whose assessments are significantly in arrears and where attempts to work through payments plans have failed.

Publication of Names - There was a discussion about publishing names of owners whose accounts are in arrears and have not set up payment plans with the office. The decision was made to not do this at this time but to reconsider the issue later.

Damage to Community Property - It has been reported that trees were cleared by a homeowner on community owned property. The Board authorized the island manager to deliver a letter to the property owner notifying them of the problem and requesting that reparations be made.

The meeting was adjourned at 1:15 pm.

Respectfully Submitted,
Rebecca Snellenberg, Secretary

HAT ISLAND COMMUNITY BALANCE SHEET AS OF March 31, 2009

Assets

	YTD 2008	YTD 2007	Variance	Inc/Dec %
Cash & Cash Equivalents				
Total Cash on Hand - Checking	92,029.47	188,541.34	(96,511.87)	-105%
Other Cash & Cash Equivalents	770,411.68	721,884.77	48,526.91	6%
Total Receivables	3,229,109.30	1,705,933.38	1,523,175.92	47%
Deposits & Prepaids	5,977.98	12,610.05	(6,632.07)	-111%
Fixed Assets (less depreciation)	2,704,211.82	2,047,826.16	656,385.66	24%
Other Assets***	24,513.77	429,599.31	(405,085.54)	-1652%
Total Assets	<u>6,826,254.02</u>	<u>5,106,395.01</u>	<u>1,719,859.01</u>	25%

Liabilities

	YTD 2008	YTD 2007		Inc/Dec %
Accounts Payable	22,649.50	16,530.34	6,119.16	27%
Taxes Payable	59.28	20.84	38.44	65%
Deferred Income	3,890,133.26	2,330,444.44	1,559,688.82	40%
Total Liabilities	<u>3,912,842.04</u>	<u>2,346,995.62</u>	<u>1,565,846.42</u>	40%

Equity

Owner Equity	<u>2,913,411.98</u>	<u>2,759,399.39</u>	<u>154,012.59</u>	5%
Total Liabilities and Equity	<u>6,826,254.02</u>	<u>5,106,395.01</u>	<u>1,719,859.01</u>	25%

***Note "other assets" includes "work in progress" of future assets.

2009 MEMORIAL FLAG CEREMONY 10:30AM SAT. 5/23/09

ATTENTION ALL ISLANDERS. Please assemble on Sat. May 23rd at 10:30 am (rain or shine) for the annual Veteran's Memorial flag ceremony. The ceremony will be held at the front of the Hat Island Yacht and Golf Club, near the flag poles. Join Navel Station

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Everett Color Guard, this year's Hat Island veteran speaker, David Frye - Sergeant, US Marine Corp and the master of ceremony HIYGC Commodore Dave Younce to honor our fallen veteran's. The national anthem will again be sung by Alex and Elena Borromeo's daughter, Gabby. This will be the 4th year Gabby has graced this event with her beautiful voice.

The Hat Island Memorial Committee was formed with four goals in mind. First, to identify and maintain a record of all Hat Island veteran's who are property owners (past and present), second, to raise funds for a permanent memorial in the marina, third, to design, purchase and maintain a permanent memorial honoring living veteran's as well as those who have passed and forth, to honor our veteran's annually.

The committee would like to take this opportunity to publish our growing list of Hat Island veteran's. Please note we are still trying to identify who our Hat Island Veteran's are and gather contact information on them. If you are a veteran and have inadvertently been omitted from the list or know of a Hat Island veteran who is not on the list, please contact the Memorial Committee Chair or the Hat Island office to request a "Hat Island Veteran Questionnaire". We are striving to recognize all Hat Island Veteran's and get contact information for them.

FLOWERS. Volunteers for the Hat Island Memorial Committee will again be selling flowers prior to the ceremony to raise funds for the future memorial. Please bring a cash donation with you to the ceremony if you wish to contribute. We have a very modest start to our fund raising but every donation and purchase helps us get closer to actualizing our goals. Thank you in advance for your support. Chair - Memorial Committee, Judy Lee jhatj@clearwire.net (cell 425-923-7122), Hat Island office 306-444-6611.

2009 HAT ISLAND VETERANS

ALLEN, Les
ANDREWS, David J.
BANGERTER, Larry
BAXTER, Kenneth S.
BENDER, Larry
BOWERS, Ken
BRUEGEMAN, Dale
BRUEGEMAN, Edward
BRUNJES, Robert
CARTOZIAN, Haig O.
COX, Richard
CRAWFORD, Bruce
DEARING, Dennis
DAHL, Jerry
ENGAL, Ken
FORSETH, Clarence T.
FRYE, David W.
HARMON George F.
HARMON, Jerry
HARRIS, Craig A.
HESBY, Steven
HUTT, William
LEMKE, Terry J.
LOFGREN, Loren R.
MARTIN, Rodger

MARTIN, Timothy
MAULSBY, John B.
MCALLISTER, Ken
MORRIS, Greg
MOTSON, Charles
NIEMEYER, Ron
OUDERKIRK, Colin
ODGERS, Bill (John)
OLSON, Ron
PARKHURST, William
PETERSON, Larry
PORTER, Robert, E.
RYPDAHL, Jon D.
SHERRER, Robert E.
SHROPSHIRE, Matthew
SHROPSHIRE, Monroe Stephen
SPATD, Dick
TOVREA, Verner B.
VANDENEKART, Martin A.
VOGELSBERGER, Gary
WAGNER, Robert T.
WHITING, Bob
WING, Gary

HAT ISLAND COMMUNITY MONIES RECEIVED AND PAID IN MARCH 2009

Annual Assessment Monies Rec'd	\$ 30,201.47
Other Sources (water, golf, marina etc)	\$ 47,532.63
Operational Expenses	\$ 70,852.08
Balance of Operational funds	\$ 91,697.98
Capital Reserve Monies Rec'd	\$ 4,530.22
Repayment of Ferry Costs	\$ 630.00
Balance in Capital Reserve	\$ 102,755.59
Balance in Cash Reserve Fund	\$ 164,524.93
RO Monies Received	\$ 1,279.37
RO Expenses	\$ 2,345.88
Balance in RO funds	95,910.39
Marina Imp & Expansion Monies Rec'd	\$ 65,075.80
Marina Imp & Expansion Expenses	\$ -
Balance in Marina funds	\$ 407,220.77

Passage

On March 25, 2009, Dorothy LaLone passed away with her family by her side. She and her late husband Bob were long time Hat Islanders. Bob served on the Board and Dorothy was always by his side. She loved playing golf and did it well. Together they boated all of Puget Sound and came to the island nearly every weekend. She is survived by sons Bobby and Jim and daughter Judy and many grandchildren and great and great-great grandchildren.

Spring in the marina



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If you have any questions contact

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Matt Surowiecki @ Steeler 206 725 2500

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Take Note



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SCHEDULE OF EVENTS

May

- 2 Sat Elsie M load/run 7:30am
- 9 Sat Fire Drill 10:00am
 - Fire Bunnies lunch 12:30 pm
 - Fire Cmmissioners meet 1:30pm
- 16 Sat HIC Monthly meeting 10:30am
- 23 Sat Memorial Day ceremony
- 24 Sun Fire Bunnies Pancake breakfast
- 25 Mon special Ferrys
- 26 Tues View Point articles due

June

- 6 Sat Elsie M load/run 7:30am
- 14 Sat Fire Drill 10:00am
 - Fire Bunnies lunch 12:30 pm
 - Fire Cmmissioners meet 1:30pm
- 20 Sat HIC monthly meeting 10:30am
- 27 Sat Dumpster Day 9:00am
- 29 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 Hat Express

Take your garbage

**Hat Express
Schedule**



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Day	Depart Everett	Arrive Hat	Depart Hat	Arrive Everett	Remarks
May 15	2009	through	Sept 29	2009	
Wed	8:00am	8:45am	9:00am	9:45am	
Wed	5:00pm	5:45pm	6:00pm	6:45pm	
Fri	6:00pm	6:45pm	7:00pm	7:45pm	
Sat	9:00am	9:45am	10:00am	10:45am	
Sat	11:00am	11:45am	4:00pm	4:45pm	
Sat	5:00pm	5:45pm	6:00pm	6:45pm	
Sun	9:00am	9:45am	10:00am	10:45am	
Sun	11:00am	11:45am	4:00pm	4:45pm	
Sun	5:00pm	5:45pm	6:00pm	6:45pm	
Memorial	Day	Weekend	Monday	Run	
Mon	9:00am	9:45am	10:00am	10:45am	
Mon	11:00am	11:45am	4:00pm	4:45pm	
Mon	5:00pm	5:45pm	6:00pm	6:45pm	