

May 2016

# LAGOON POINT

Lagoon Point Community Association Newsletter

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## VOLUNTEERS – THANKS AGAIN

To simplify and provide the access to the Lot C parking lot, Richard Gohlke and David Earp removed the concrete barrier. This now provides access to Lot C for pedestrians and small vehicles without the need to exercise the gate. David Earp, once again, made his free services available as he removed the debris from the boat launch ramps and then power washed the accumulated algae. Thanks to both Richard and David for their labors.

## BUDGET BALLOT

You should have received your ballot in the mail for the FY 2016/2017 budget; notify your area rep if you haven't received one. Note that the anticipated costs for this period are significantly lower than the approved budget for 2015/2016. Approving the budget for the next fiscal year is important since the bylaws will simply continue the approved budget for the prior year. Please vote and place your ballot in the mail.

## THE NORTH ACCESS ROAD TO AREA 4 (WESTCLIFF DR)

The access road to the lower area north of the Lagoon has been compromised for an extended period. The lane closest to the edge (western surface of the road) has been closed for some time creating a one-lane road. With the bridge closure, the access to the area north of the lagoon becomes potentially serious. Island County is currently placing structures to stabilize the hillside below the road surface.

## BRIDGE STATUS

There are essentially three aspects to the bridge project under activity: fabrication of the concrete bridge; approval of the requisite permitting to replace the bridge; and, installing the support structure under the bridge.

1. We received and approved a quote for a concrete bridge from ConTECH. The actual design and fabrication of our specific bridge itself is next. ConTECH and our consultant are now reviewing two different design alternatives which will affect the design and cost of the support structure.

2. Permitting is progressing. We have passed several hurdles and are approaching the last of our submissions to Island County. As of Thursday, the



Lagoon Point—on any given beautiful summer day

19th, we received concurrence and our last submission was approved. They can now continue their processing and submission for the state agency approvals.

3. The support structure for the bridge will consist of several metal piles, a concrete wall and wing walls to each side of the bridge. These items and a concrete cap on the pilings are under design by a contractor. Three contractors are under consideration to construct and install these items.

### **OPEN COMMUNITY MEETING**

We will conduct an open community meeting at the Greenbank Progressive Club at 7:00, Friday June 17 to discuss the above issues. Come with your comments and questions. Please attend.

### **MEETING MINUTES**

Meeting minutes are now available on the members' area of the Lagoon Point website. This portion of the website is available only to LPCA members.

### **AREA REPS REPORT**

#### **Area 1 Rep**

Richard Gohlke

[lpca.area1rep@gmail.com](mailto:lpca.area1rep@gmail.com)

#### **Area 2 Rep**

John Klemser

[lpca.area2rep@gmail.com](mailto:lpca.area2rep@gmail.com)

#### **Area 3 Rep**

Peter Janiszewski

[lpca.area3rep@gmail.com](mailto:lpca.area3rep@gmail.com)



#### **Area 4 Rep**

Allan Darr

[lpca.area4rep@gmail.com](mailto:lpca.area4rep@gmail.com)

Summer will soon be upon us here in Lagoon Point. While I spend a few months out of state, it is such a treat to return to the area. Nothing can compare to this area in the summer and fall. However, I must concede I do appreciate the winter. There is something comfy about watching the rough weather while watching an old (my age) movie on Turner classics.

I have a few items I feel are worthy of mention. With the onset of good weather, those of us who have lawns are mowing or have contracted to have our lawns mowed. Please remember to haul away the clippings. Dumping them in the Lagoon or over the bulkheads causes problems. The Lagoon is akin to my brother-in-law. He certainly isn't pretty but he keeps himself clean. That's the way I view the lagoon. It isn't necessarily pretty but we want to keep it clean. Please help.

With respect to parking, please attempt to park off the road. As residents return and visitors join us we get a high volume of traffic, bicyclists and walkers. A clear road allows for safe passage for everyone.

And a note to everyone who utilizes the road up the hill. Most of us know it is now a one lane road. Further, it is extremely difficult to see an oncoming vehicle. So, extreme caution must be used. It is almost as though you need to stop, look ahead, move a bit and then assume it is clear. Be safe and move very slowly.

I continue to contact the Island County Public Works in an attempt to move the folks to repair or replace our street signs. It is crucial because the Stop sign at the top of the hill has fallen and now is propped up but leaning.

Last, the Board is busy doing the work of the community as attested by this newsletter. As a community, we all have a responsibility to provide input to the Board. Communicating clear and often allows a well-informed community. Interaction and input are essential.

Hope to see you leaving the beach with a fish!

### **Area 5 Rep**

Dick Kuss

[lpca.area5rep@gmail.com](mailto:lpca.area5rep@gmail.com)

Status of the Gate Project: PSE finally connected power to our new power pole at lot C. Gate Technologies will finalize installation of the gate controller, pedestals and associated electronics the week of June 5th. Gate access cards will be distributed after complete installation and testing of the gate.

### **Area 6 Rep**

Pat McDaniel

[lpca.area6rep@gmail.com](mailto:lpca.area6rep@gmail.com)

## **TREASURER REPORT**

The budget ballot was sent out May 13th and is due back the first week of June. Most members have paid their 2015-2016 Dues and Special Assessments in full. Invoices for 2016-2017 will be sent out in June. This year everyone will pay \$200 Annual Dues and \$130.00 Special Assessment. The Canal Lots will continue to pay \$15.00 Administrative Fee and the \$105.00 Water Way Fee.

The \$130.00 assessment will go into our reserves. The invoices will be mailed out and also be posted on the private members' website.

Information to help clarify questions some members have expressed about the budget. Also please note that if this budget does not pass we, based on the bylaws, are required to use the budget from last year (which is higher). This is an honest attempt to conscientiously manage our community funds.

ADMIN: These costs are for items such as printing and mailing costs (we still have several members who do not have email and we still mail out invoices). We also mistakenly included an insurance cost that should have been in the insurance line.

OFFICERS ALLOWANCE: Our philosophy is that no member of the board should have to participate at their own expense. Rather than have them submit an expense report with receipts we have granted some of our members a standard amount to take care of expenses. For example, for those members who live off island and have to take a ferry to attend, we pay \$50 for ferry and gas; for selected officers who spend several trips to the county for filings we grant a larger amount; board members do not receive any compensation for their time spent and some members do not receive any allowance.

INSURANCE: This figure is based upon last year's expenses since we had not been invoiced for this year, which happens in June. We also mistakenly coded one insurance to the wrong account, and in error, placed it into

administration (see prior explanation). We have liability insurance for accidents, such as someone injuring themselves on the jetty where they are not to be trespassing, etc. We also have other insurance for a mistake a board member may make unknowingly and without intent.

Here is a breakdown of the insurance costs:

- Liability \$4,576.00
- Professional Liability for Officers \$6,840.00
- Umbrella Policy \$430.00

\$5,006 of the above cost was put in Administrative.

**LEGAL:** There are legal costs that are not covered under our bylaws. Please note that anyone who sues LPCA, and loses, pays for all legal and court costs (including LPCA), but there are instances where LPCA may initiate a legal proceeding such as a foreclosure.

**LANDSCAPING/MAINTENANCE:** Luckily we do have some volunteers who have undertaken maintenance chores in the past such as attaching a grate to our culvert to prevent an unknowing person to sucked in and drowned (thank you volunteer). There are other maintenance efforts such as making the boat ramp serviceable (see earlier recognition of volunteer) which could have been contracted as an expense. For landscaping, we have used a landscaping service which we believe to be both professional and reasonable. There are several areas where mowing and weed whacking is necessary such as Lot C (the area surrounding the Lagoon and the parking lot), Lot B (adjoining the lake

north of the lagoon), the area surrounding the small lake north of the bridge, and the entrance area to Lagoon Point and around the bulletin board. We have requested bids for services located in the south portion of the island but have been unsuccessful in acquiring a service that has a business license, is bonded, and insured. We are open to any suggestions and did, in fact receive two inquiries earlier this year which did not meet the requirements or were more expensive.

**POSTPONING VOTE:** We apologize for not being as expansive about the need for the funds or how they were being used but the timetable established is primarily dictated by our bylaws.

**Fishing Derby** status is still to be determined this year. There will most likely be a community Potluck with details to follow.

**Welcoming Committee:** Sue Kukuk ([suzku@whidbey.com](mailto:suzku@whidbey.com)), Laura Price ([tallislandgirl@whidbey.net](mailto:tallislandgirl@whidbey.net)), Mary Jobe ([kenmaryjobe@whidbey.net](mailto:kenmaryjobe@whidbey.net)). The treasurer will notify the committee of new members. The committee will then send out a welcoming package with Lagoon Point information and some community information. TJ Burke has volunteered to set up new or other members who have not yet registered for the members' website. TJ can be reached at [TJBurke34@gmail.com](mailto:TJBurke34@gmail.com).

### **SHELLFISH TESTING SUMMER '16**

We, as a community have set up testing for the summer through generous volunteering of time and resources. Please thank Bob Morikado for starting the testing a couple years ago. This year Chuck Hammer has donated his time and efforts to set up the schedule and provide

information to the community. If you are interested in helping please contact Chuck at [capthammer@cablespeed.com](mailto:capthammer@cablespeed.com). There are several dates that we need oyster and mussel samples. Check the LPCA Website for current updates.

### LPCA 2016 BOARD MEMBERS

#### **President**

Bob Morikado

[lpca.pres@gmail.com](mailto:lpca.pres@gmail.com)

#### **Vice President**

Ray Lane

[lanemr@whidbey.com](mailto:lanemr@whidbey.com)

#### **Treasurer**

Vicki Powers

[vpowers@windermere.com](mailto:vpowers@windermere.com)

#### **Asst Treasurer**

Cheryl Kuss

[nana.cherylkuss@gmail.com](mailto:nana.cherylkuss@gmail.com)

#### **Secretary**

Melody Carney

[melodyc@frontier.com](mailto:melodyc@frontier.com)

#### **Asst Secretary**

Jeannette Requa

[jnet@windermere.com](mailto:jnet@windermere.com)

#### **Web Site**

Rob Powers

[rob@rdpowerssalvage.com](mailto:rob@rdpowerssalvage.com)

### WATER WAY COMMITTEE

- Steve Kesselring
- Bob VonDrachek
- Bill Brown
- Duane Rawson
- Gary Menne

### LAGOON POINT COMMUNITY GARAGE SALE

**Saturday, July 2nd-1PM**

Questions? Email [lpca99@gmail.com](mailto:lpca99@gmail.com)

### ENVIROMENT & PUBLIC IMPROVEMENT COMMITTEE

- Rob Powers
- Chris Akker

If interested in serving on this committee email [lpca99@gmail.com](mailto:lpca99@gmail.com)

### HAS YOUR EMAIL OR MAILING ADDRESS CHANGED?

Please keep us informed if you have a new email or mailing address. Email [lpca99@gmail.com](mailto:lpca99@gmail.com)

#### **Drop Box location:**

3675 Oceanside Drive

Attached to the fence, right of the driveway when facing the house.

### BUYING OR SELLING A HOME?

*Information for Lenders and New Buyers*

1. LPCA Homeowner Dues for All Divisions: **\$200/year**
2. Waterway Fund for Divisions 2,3,4: **\$105/year**
3. Administrative Fund for Divisions 2,3,4: **\$15/year**

Invoices are sent out in June each year with a due date of July 1st. Members have the option to pay the Special Assessment on or before November 1st. Boat Ramp Key Fee if owner has not returned it to LPCA: **\$150**

#### **Dues are paid via USPS to:**

LPCA

P.O. Box 123

Greenbank, WA 98253

