

## SEPTEMBER/OCTOBER 2017

### LAGOON POINT

Website: [lagoonpoint.com](http://lagoonpoint.com)

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#### LPCA 2017 EVENTS

11/10/17	LPCA Board of Directors Meeting 7:00pm
12/08/17	LPCA Board of Directors Meeting 7:00pm
12/09/17	LPCA Community Meeting & Christmas Party 6:00 pm

#### ON POINT - FROM THE LPCA PRESIDENT



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**The Community turned the last page in the bridge chapter** with a celebration last Saturday at the Bridge. Honored guests included Jay Kidder of Chinook Engineering, Jay Tomasko of Neptune Marine, Gary Menne and Scott Brunner of the Bridge Committee. Past President TJ Burke was coaching junior football and unable to attend but sends his congratulations. Past President Bob Morikado was present to see the fruition of his hard work on this project. Thank you to Assistant Treasurer Cheryl Kuss and Area 4 Representative Allan Darr for organizing this event.

Preliminary testing was done by long time resident and past Board member Ruth Stibre on her three wheeled bicycle. Once Ruth was safely across, Central Whidbey Fire completed the load testing with a fire truck. The bridge passed this testing and should serve the Community for many years to come.



The bridge project is complete and someone changed the sign at the south end of Shorewood Avenue from **“Bridge Closed”** to **“Bridge Open”**. I don’t know who did this but I love this sign. Special recognition is due you, the Community. You bore the hardship imposed by the loss of the old bridge. You participated in the debate to find a solution, approved a budget and paid the bill. As a Community, you have every reason to be proud of this accomplishment. Well done Lagoon Point!



### **LPCA ANNUAL COMMUNITY MEETING WAS HELD ON SEPTEMBER 9, 2017 AT THE GREENBANK PROGRESSIVE CLUB**

**The main purpose of the Fall Annual Member’s Meeting is to identify the nominees for 2018.** No new nominations were received at the Annual Members Meeting and nominations were closed. There was only one nominee for each position on the Board and Architectural Committee. The election was decided by acclamation saving the Association the cost of mailing out ballots, approximately \$500.

**“Meet the new Board, Same as the old Board”.** Well.... not quite. Vice President Janet Bondelid who has served the Association in so many capacities for many years, declined to serve yet another term. Vice President Elect Paula Ratcliff will begin her term on January 1, 2018. Paula has served on the Board in the past and has begun attending Board meetings. She will do a great job.

## 2018 LPCA BOARD OF DIRECTORS

The following by acclamation are the **2018 LPCA Board of Directors**:

President	Duane Rawson
Vice President	Paula Ratcliff
Secretary	Melody Carney
Assistant Secretary	Chris Anderson
Treasurer	Vicki Powers
Assistant Treasurer	Cheryl Kuss
Area 1 Representative	Richard Gohlke
Area 2 Representative	John Klemser
Area 3 Representative	Peter Janiszewski
Area 4 Representative	Allan Darr
Area 5 Representative	Dick Kuss
Area 6 Representative	Pat McDaniel

## 2018 DIVISION 2, 3, 4 ARCHITECTURAL COMMITTEE

The following by acclamation are the **2018 Division 2,3,4 Architectural Committee**:

1	Cliff Lenz	01/01/18 – 12/31/2020
2	Linda Patrick	01/01/18 – 12/31/2018
3	Reed Dow	01/01/18 – 12/31/2019

The minutes from the LPCA Community meeting and handouts of the LPCA Financial Reports for Fiscal Year 2016/2017 are on the LPCA website [lagoonpoint.com](http://lagoonpoint.com) under the Members Area. (If you do not have a password for the Members Area and would like one, see the last page of this newsletter.)

The President discussed the following list of LPCA projects completed this year and projects in work. (See the Annual Meeting Minutes for more detail)

### Projects Completed

- a. The Board has gone after delinquent accounts going back as far as 2009. We began foreclosure proceedings against three properties. One member paid, one agreed to make monthly payments through the LPCA attorney and the third goes to Sheriff's Auction on October 6<sup>th</sup> (update: since the meeting the owner has paid to stop the Foreclosure). None of these properties were occupied by their owners.
- b. The Board has settled a legal dispute that has been going on since 2013.
- c. Finished the Seashore Ave Bridge Project.
- d. Lot C Boat Ramp Electronic Gate is now operational.

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e. Moved, repaired, painted the Boat Ramp Shed and added a screen around the toilet.

### Projects in work:

- a. Now the bridge is complete, review Reserve Study to determine what funds are required to maintain the Community property to avoid future special assessments.
- b. Authorized the Waterway Committee to investigate bulkhead alternatives, jetty repair, drain from Lagoon Lake into the canal and both public and private funds that may be available to LPCA to subsidize the costs.
- c. Revise the LPCA Bylaws – reformat the Bylaws making them easier to read. Revise Article II Section 2 Penalties – reduce penalties and begin collection of delinquent accounts in a timely manner.

### STORAGE SHED AND PORTABLE TOILET AT BOAT RAMP IS RELOCATED



Bill Brown, chairman of the Waterway Committee along with Committee members Steve Kesselring, resident Carl Haslam and resident Andy Campbell are seen moving the shed using

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plastic pipe to roll it on, the same way the Egyptians did it. Andy brought his tractor and contractor and friend of the Community Jason Stratemeyer. Once the shed was moved, a new fence was constructed around the portable toilet to improve the visual appearance. Gabelein Brothers brought us another portable toilet to replace the damaged one. Before the shed was moved, it was pressure washed, some trim boards replaced and it was painted. Assistant Secretary Christine Anderson made sure this was part of the project by doing the actual painting and staining of the fence boards herself.

If you are wondering why we need this shed and why we moved it, I shall explain. The shed holds our equipment to respond to a spill on the waterway. The boom and absorbent material have been employed in the past and will undoubtedly be used in the future. Names and phone numbers of the spill team are posted to the right of the door, and on the website [lagoonpoint.com](http://lagoonpoint.com). It also holds our all important fishing derby barbecue. It was moved primarily because it was located too close to the home to the north. With the odor and the door slamming by early morning fisherman, the Board agreed we were not being very good neighbors by allowing it to remain just outside a bedroom window. A successful project completed mostly on two Saturdays and a Sunday by a bunch of good guys and a gal, who each did something to make the Community better. Thank you all.

### LAGOON POINT MYTH BUSTERS

I am a relatively new resident to Lagoon Point and I don't know all the history and details of past goings on. I have been amazed at the variety of accounts I receive when I ask a simple question about things that happened in the past. Now I appreciate a good story as much as anybody and my wife is certain I favor a less than perfect accounting of the facts if it makes for a good story. But I do believe when it comes to how the Association has conducted itself, it is important for the Community to know the facts. It was suggested to me, the newsletter should have a regular feature called "**Lagoon Point Myth Busters**". I wanted to call it "**Legends of Lagoon Point That Will Never Die**" but some thought that was too fatalistic.

The topic for this "Myth Buster" is setting the record straight on the **myths, legends and lore of the Seashore Avenue Bridge**.

**The Culvert Proposal:** Some members of the Community are certain that the proposal of a culvert in lieu of a bridge was rejected because the Board, the President or someone, wanted a bridge no matter the cost. The truth is, that although the culvert proposal did offer hope of a much cheaper solution to the loss of the bridge, it was rejected by the permitting authorities because no part of the structure could touch the bottom of the waterway. The U S Coast Guard also demanded a minimum vertical clearance for vessel passage.

**The Repair Proposal:** Some members believed the wood bridge with its charm and historical value to the Community should be repaired. That proposal was rejected for the same reason as the culvert. The primary problem with the wood bridge was the piling foundation in the bottom of the waterway that would not be permitted. A variation of the repair proposal was some sort of retrofit design to the existing bridge without pilings. It was believed that this could cost as much or more than a new bridge and would still have the design limitations inherent in the original

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bridge. It was determined by Island County and Whidbey Fire that the maximum load would be a fire truck. That load being the same design load as an interstate highway bridge may have exceeded the limitations of the wood bridge. A new wooden bridge such as the type sometimes employed by the U S Forest Service was also proposed. The suitability of all these proposals was uncertain. The way to find out was to pay for engineering and design to determine each proposal's feasibility which could have been an expensive proposition with no guarantee that any of these proposals would prove to be suitable.

**Concrete Versus Steel:** The steel bridge proposal was only slightly less cost than concrete but maintenance painting would drive the cost higher over time. The most promising proposal was a new concrete bridge that was certain to meet all the requirements and because of its long life expectancy may, over the long run, be the most economical solution. The Community voted to approve a new concrete bridge and that is what we have.

**The Cost:** It is a little early for myths about the cost of the bridge so maybe we can nip this one in the bud. The final budget approved by the Community was \$696,000. There are one or two small bills to pay. The cost to date is \$647,733 and not expected to exceed \$650,000. This is 6.6% under budget.

\$650,000 is a lot of money but is it too much for a bridge? This question is more philosophical than factual. Civil projects are expensive. The Freeland Bicycle Trail (new path along highway 525 in Freeland) was recently completed at a cost \$1.04 million. I can't think of many things that I only had to purchase once. If you are reading this article, you probably will not be alive for the next bridge replacement. For me, that justifies the cost.

I hope this was helpful. If you know of a Lagoon Point myth you want busted, email us at [lpca99@gmail.com](mailto:lpca99@gmail.com) or [lpca.pres@gmail.com](mailto:lpca.pres@gmail.com)

### LPCA BOARD OF DIRECTOR MEETINGS – NEW LOCATION

A big **THANK YOU** to Lagoon Point Residents Andy and Terri Campbell volunteered their meeting room at Whidbey Water Service for the LPCA Board of Directors Meeting. The following are the dates, time, place of the meeting:

Date: 2<sup>nd</sup> Friday of every Month (2017 – November 10<sup>th</sup>, December 8<sup>th</sup>.)

Time: 7:00 pm

Where: Whidbey Water Service 5585 Lotto Ave Freeland

All meetings of the LPCA Board of Directors are open for observation by LPCA Members.

### **SATURDAY DECEMBER 9, 2018 – CHRISTMAS PARTY at 6:00 pm**

You are invited to the LPCA Christmas Party at 6:00pm at the Greenbank Progressive Club. This year the party has some changes:

1. Party is on Saturday
2. Bring an appetizer
3. BYOB

Hope to see you there.

### **DO YOU GROW OYSTERS OFF YOUR DOCK?**

If yes, you may want to contact Chuck Hammer [capthammer@cablespeed.com](mailto:capthammer@cablespeed.com) to get on the email list. At the LPCA Annual Meeting Chuck asked for more volunteers to help with sending Lagoon Point oysters to Washington State for testing.

### **FISCAL YEAR 2017/2018 LPCA ANNUAL FEES - THANK YOU:**

Treasurer Vicki Powers and Assistant Treasurer Cheryl Kuss send their THANK YOU for paying your Annual Fees. According to the LPCA Bylaws, if the dues are not paid by October 1<sup>st</sup> there will be a \$100 penalty charged to the owner's account. The Treasurer reported at the Board of Director's Meeting on October 13<sup>th</sup> that LPCA Members have paid their dues avoiding the \$100 penalty except for one property which is banked owned and currently on the market.

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## LAGOON POINT COMMUNITY ASSOCIATION (LPCA) CONTACTS:

### **LPCA 2017 BOARD MEMBERS**

President	Duane Rawson	<a href="mailto:lpca.pres@gmail.com">lpca.pres@gmail.com</a>
Vice President	Janet Bondelid	<a href="mailto:janet@bondelid.org">janet@bondelid.org</a>
Treasurer	Vicki Powers	<a href="mailto:vpowers@windermere.com">vpowers@windermere.com</a>
Assistant Treasurer	Cheryl Kuss	<a href="mailto:nana.cherylkuss@gmail.com">nana.cherylkuss@gmail.com</a>
Secretary	Melody Carney	<a href="mailto:melodyc@frontier.com">melodyc@frontier.com</a>
Assistant Secretary	Chris Anderson	<a href="mailto:caanderson1978@gmail.com">caanderson1978@gmail.com</a>

### **AREA REPRESENTATIVES**

Area 1	Richard Gohlke	<a href="mailto:lpca.area1rep@gmail.com">lpca.area1rep@gmail.com</a>
Area 2	John Klemser	<a href="mailto:johnek@infionline.net">johnek@infionline.net</a>
Area 3	Peter Janiszewski	<a href="mailto:lpca.area3rep@gmail.com">lpca.area3rep@gmail.com</a>
Area 4	Allan Darr	<a href="mailto:allanbdarr@comcast.net">allanbdarr@comcast.net</a>
Area 5	Dick Kuss	<a href="mailto:lpca.area5rep@gmail.com">lpca.area5rep@gmail.com</a>
Area 6	Pat McDaniel	<a href="mailto:patm@whidbey.com">patm@whidbey.com</a>

### **DIVISION 2,3,4 ARCHITECTURAL COMMITTEE**

Division 2	Cliff Lenz	<a href="mailto:c.lenz@comcast.net">c.lenz@comcast.net</a>
Division 3	Linda Patrick	<a href="mailto:tolindawpatrick@gmail.com">tolindawpatrick@gmail.com</a>
Division 4	Reed Dow	<a href="mailto:reed@reeddow.com">reed@reeddow.com</a>

### **WATERWAY COMMITTEE**

Bill Brown	<a href="mailto:bbrown99@whidbey.com">bbrown99@whidbey.com</a>
Steve Kesselring	<a href="mailto:sskess@msn.com">sskess@msn.com</a>
Ian Buchanan	<a href="mailto:ian@vistadx.net">ian@vistadx.net</a>
Tony Hartman	<a href="mailto:deepseatrucker@yahoo.com">deepseatrucker@yahoo.com</a>
Tim Milligan	<a href="mailto:tims2nd@yahoo.com">tims2nd@yahoo.com</a>

If you have questions about Lagoon Point, send an email to [lpca99@gmail.com](mailto:lpca99@gmail.com).

**Has your Email, Phone Number or Mailing Address changed?** Send an email to [lpca99@gmail.com](mailto:lpca99@gmail.com) with your current contact information.

**Drop Box Location** – for dues payments, ballots and written correspondence: 3675 Oceanside –box attached to the fence, right of the driveway when facing the house.

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**Or Mail Dues and Ballots to:**

LPCA  
P.O. Box 123  
Greenbank, WA 98253

**If you sell your home please do the following:**

- a. Contact LPCA email [lpca99@gmail.com](mailto:lpca99@gmail.com) that you have sold.
- b. Return your (2) LPCA Fishing tags, (1) LPCA Parking Hang Tag and (1) Boat Launch Gate Card to Dick Kuss prior to closing or you will be charged a \$150 fee at escrow. All 4 items must be turned in to avoid the fee. The address to return is 3675 Oceanside Drive. Email: [lpca.area5rep@gmail.com](mailto:lpca.area5rep@gmail.com)
- c. If your buyer requires Board Meeting Minutes, Annual Member Meeting Minute and/or Financial Reports, you can find them at the website [lagoonpoint.com](http://lagoonpoint.com) under the tab "Members Area". It is your responsibility as a current LPCA homeowner to supply a prospective buyer and/or real estate agent with the information.

**GATE CARD, FISHING TAGS, PARKING PASS:**

If you have not picked up your Gate Card, Fishing Tags and Parking Hang Tag contact Dick Kuss at [lpca.area5rep@gmail.com](mailto:lpca.area5rep@gmail.com)

**WEBSITE – MEMBERS AREA PASSWORD:**

In order to access the Members Area of the Lagoon Point website you must have a password. The following are the instructions on how to receive your password:

First you go to the Lagoon Point web site Home Page [lagoonpoint.com](http://lagoonpoint.com)

2<sup>nd</sup> click on the Members Area tab on the far-right side.

3<sup>rd</sup> click on Private Information tab.

4<sup>th</sup> a dialogue box pops up on your screen. Click on "Register" in the lower left corner.

5<sup>th</sup> another dialogue box pops up titled "Register for this site" where you enter all your own information. You choose your own sign in name and your own personal password.

Once you register for the Members Area, our iHost web site server will notify us of a pending new member for verification. Once we are notified of your registration, we can grant you access to LPCA private access. We don't set up your private info, you do.

If you have questions or need help contact:

Rob Powers

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

Office: 425-635-0095 Cell: 206-953-5363