

**SEPTEMBER/OCTOBER 2018**

## **LAGOON POINT**

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

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

### **IN THIS ISSUE:**

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### **LPCA EVENTS**

- 2<sup>nd</sup> Friday of the Month LPCA Board of Directors Meetings \* 7:00pm  
**The 11/0/18 Board Meeting has been moved to 11/16/18 at 5:30pm at the Greenbank Hall.**
- **11/16/18 LPCA Annual Member's Meeting Greenbank Hall 7:00pm**
- **11/16/18 Ballots are Due**
- 12/08/18 LPCA Christmas Party Greenbank Hall 5:00pm

\* Board of Directors Meetings are held at Whidbey Water Services 5585 Lotto Ave Freeland.  
Board of Directors Meetings are open for observation by all LPCA Members.

### **ON POINT:**

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

#### **On Point: Member Comments Matter**

A few weeks ago you were asked to consider changes to the LPCA Bylaws. If you read the five page summary and the Proposed Bylaws, you are indeed a committed Member of LPCA and deserve recognition for your service. Many of you apparently did read those documents and provided questions, suggestions and encouragement to the Committee that has been working long and hard to revise our Bylaws.



*Beautifully painted sign by Dick Kuss*

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As a result of your comments, seven additional changes have been incorporated into the Proposed Bylaws to be voted on by the Membership. Those changes are noted on the Addendum to the "Summary of Changes" you will receive with your ballot.

Of all the comments received there was one objection to content, specifically to the "Indemnification of Directors". The Board believed this objection was serious enough to warrant sending it back to the HOA attorney for a second look. The attorney's response was sufficient for the Board to determine indemnification should remain in the Proposed Bylaws to be sent to the Membership for a vote.

In addition to the Bylaws and election of the Board of Directors, you will be voting to change the LPCA Articles of Incorporation. This change is recommended by the attorney to conform our Articles of Incorporation to our Bylaws. This change should be approved whether or not the Proposed Bylaws are approved.

Not only do **Member Comments Matter** but.... **Member Participation Matters**. Long hours by volunteers and expenditures for legal advice have gone into the Proposed Bylaws. Passage will require a minimum of 133 votes cast with a 2/3 majority. **Please Vote!**

You should be receiving your ballot and notice of the Annual General Meeting in the mail this week. If you have questions about the Proposed Bylaws or questions about the ballot send an email to [lpca99@gmail.com](mailto:lpca99@gmail.com). These documents can also be found online at [lagoonpoint.com](http://lagoonpoint.com)

In addition to voting, I hope many of you will choose to join us for the Annual General Members Meeting on Friday November 16<sup>th</sup> 7:00 pm at Greenbank Hall.

### INDEPENDENT ACCOUNTANT'S REPORT:

On the spring ballot the Membership approved ordering an Independent Accountant's Report. That report has been completed by Edwards & Associates, CPAs and is available for viewing on the Members page at [lagoonpoint.com](http://lagoonpoint.com) If you have questions about this report, email questions to [lpca99@gmail.com](mailto:lpca99@gmail.com). If you do not have a password to the LPCA Members page of the website see the last page of this newsletter.

### ISLAND COUNTY TO PERFORM WORK ON LAGOON VIEW DRIVE:

The possibility of land slides is very real on Whidbey Island. Vice President Paula Ratcliff noticed water coming from the hillside below the steep section of Lagoon View Drive and alerted Island County Public Works. They promised to do something about it at the end of summer. Paula has been persistent in following up with the County and it appears they are scheduled to go to work.

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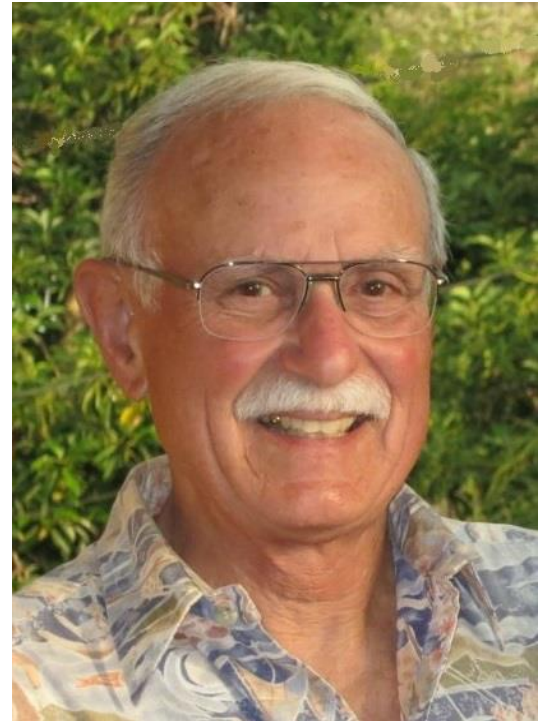
According to Paula, “*James, a supervisor with Island County Publics Works Maintenance called me on October 12th. He told me that we are still on his schedule for work to be done on both the east and west side of the road, he will cut back all the sod and part of the embankment as needed and install a French drain four feet deep from the top of the hill to the bottom. On the west side of the road, he will remove the sod and install a berm from the top of the hill to the bottom.*”

### LPCA BOARD OF DIRECTORS – MEET THE NEW CANDIDATES:

#### **Candidate for Vice President:**

Member Howard Conant has been nominated to the position of Vice President.

Howard and Stephanie Conant became residents of Lagoon Point February 1, 2017. However, after just a few months, they were pulled back to Hawaii to wrap up loose ends, until July of this year. Howard's business background began in Southern California as a restaurateur in Channel Islands Harbor. As the owner/manager of The Whale's Tail Restaurant, he served as Vice President and then President of the Association of Lessees. Later, as a coffee farmer in Hawaii, Howard served on the Board of Directors of the Kona Coffee Council, chaired the Education Committee, planned and led technical seminars in the cultivation, processing and marketing of coffee. After farming for eight years, Howard became a sailing charter captain, and served on the Board of the Hawaii Fishing and Boating Association, working on refining the State of Hawaii's proposed rule amendments.



#### **Recently Appointed Area 3 Representative:**

Member Beverly (Bev) Chan was appointed by the Board to complete the term held by Peter Janiszewski.

Hi, my name is Beverly (Bev) Chan and I am excited to be a part of the Lagoon Point Community Association Board. I have lived on Shorewood Ave, with my husband Chris, for almost 28 years. Chris and I raised our 2 children here in this wonderful community where we all enjoyed the beach, riding bikes, learning to row boats in the little lagoon, and fishing. I have decided to run for the Board in order to be more involved with our community now that our children are grown. I work for Whidbey Water Services, a water management company that manages Lagoon Point Water District, along with many other associations and districts in Island County. I look forward to getting to know more of my neighbors and contributing to our wonderful community. Thank you.



### DIVISION 2-3-4 ARCHITECTURAL COMMITTEE – MEET THE NEW CANDIDATE:

Member Jim Norton has been nominated to the position previously held by Linda Patrick on the Division 2,3,4 Architectural Committee.

I moved to Whidbey in 1990 with my wife, Karen, and two sons, Kyle and Sean and built a home on 10 acres on Saratoga road. We remodeled and moved to our present home on Shorewood in Lagoon Point in 2006 to enjoy the neighborhood and to have a place to keep our boat. We have been a boating family for nearly 30 years and love the easy access to Puget Sound. I commuted to Boeing's Everett plant by motorcycle most days and worked as an engineer in research and development in manufacturing until I retired two years ago after a 31-year career. Currently, my wife and I renovate and flip homes on the Island which has given me a good understanding of building codes and working with Island County through the permitting and construction process. I think I can bring energy and knowledge to the Architectural Committee that will further our goals of keeping Lagoon Point a great community while managing our growth.



### FISHING DERBY:

*by Duane Rawson, President*

#### Was A Great Day For A Derby!

The day began a little overcast and ended with bright sunshine, calm winds and great company. Derby Chair Pat McDaniels organized the entire event and got a great lineup of raffle prizes.

Chuck Hammer was weigh master and master of ceremonies. Cheryl Kuss showed up at 6:00 am to get things going. Chris Anderson organized the garbage and recycle. Area Representatives John Klemser, Dick Kuss and Richard Gohlke cooked hot dogs and cleaned



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up. Area Representative Allan Darr brought the brightly colored buckets for donations to the Neighbors Helping Neighbors fund. The unexpected arrival of Jennifer Lahiff with ice cream sales donated to the Neighbors fund and Carl Haslam and Teresa Becker with corn on the cob made a great day even better.

Add a few license plate frames sold by Tom Markley along with Member's contributions to the buckets and \$366 was raised in donations. The Derby gross receipts was \$1,419 of which \$500 was added to increase the Neighbors Helping Neighbors fund to a total of \$866. Thank you all for your contributions to another fun and successful community event.



### But what about the fish???

Derby Results – provided by Chuck Hammer

Adult Salmon	Pounds
1. Sophie Friedman	9.3
2. Sherryl Christie	8.1
3. Dan Sanford	7.5
Vince Speziale	7.5
4. Rob Kvamme	7.4
5. Will Randolph	6.7
6. Tina Furman	6.3
Bruce Clarke	6.3
7. Dave Bagley	6.0
8. Fred Crothamel	5.7
9. George Fisher	5.2
10. Dean Williams	5.0
11. Shelley McKee	4.7





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### Kids Salmon

### Pounds

1. Franklin Staufer
2. Kaitlyn Kvamme

6.8  
4.8

### Kid Bottom Fish

### Size in CM

- |                    |      |                    |    |
|--------------------|------|--------------------|----|
| 1. Wesley Richter  | 29   | 7. Camden Ratcliff | 21 |
| 2. Jemma Kukuk     | 27   | Adam Olsen         | 21 |
| 3. Sophia Jennings | 26   | 8. Amelia Camden   | 15 |
| 4. Jace Kukuk      | 25 ½ | 9. Aaron Olsen     | 13 |
| 5. Lily Russell    | 24   | Alex Kukuk         | 13 |
| Ashley Kukuk       | 24   | Addison Kukuk      | 13 |
| Tucker Allen       | 24   |                    |    |
| 6. George Davis    | 23   |                    |    |
| Jacob Huges        | 23   |                    |    |
| Braxton Ratcliff   | 23   |                    |    |
| Louisa Davis       | 23   |                    |    |



Great work Lagoon Point Members, you make Lagoon Point a great place to live.

## LAGOON POINT PURPLE MARTINS FIFTH SEASON 2018

*by Mary Hollen, Steelhead Drive*



Female Purple Martin



Male Purple Martin

It was a pretty successful summer for the Purple Martins despite some early nest failures during cool rainy weather. The babies did not get enough to eat when no bugs were flying. The landlords added to their facilities with happy results. Many of our neighbors not recognized here contributed sailboat masts, etc., as perches during the season and that is important to the colony's success. I trimmed my bushes to see my dock better and was rewarded with the sight of baby purple martins fledging; funny and just amazing to view the amateur fliers.

Our neighborhood landlord force is now at nine active landlords. Here are the season's results from those who reported:

- Bert Pack: Two gourds, one piling cavity, and two condo nests for a total of five active nests. Bert eventually was able to observe sixteen big babies in four of the nests, and most likely fledged all sixteen. This is an increase for this purple martin landlord.
- Sheri Croll: Starlings took her piling cavity again for a total of zero active purple martin nests. She has committed to add housing and a purple martin journal for next season.
- Bob Vierra: Built a new license plate house and fledged two, as observed by me. This is in addition to his two fledglings from a house he built a few years back on Dan Brock's dock. This is an increase for this purple martin landlord. I think we

need to add Dan's name to the purple martin landlord list on account of the significant accommodations he has made for these birds.

- Gary Hammer and Jeri Gregory: one mailbox nest, two consecutive nestings, with four babies eventually fledged. This is an increase for these purple martin landlords.
- Mary Hollen: Four gourds, one mailbox, and one piling cavity nest for a total of six active nests. A total of twenty six eggs and/or babies were observed in the nests over the course of the season. Likely 11 fledged.
- Neil Kenworthy and Anita Badri: one piling cavity nest with at least three babies fledged. This is a first successful nest for these purple martin landlords.

The colony supported fifteen active nests; an increase from last year's fourteen. A total of 59 babies or eggs were observed in the nests at some point during the season. Compared to last year's 37! No fledgling count is given because our nests aren't observed closely enough to tell. But it is most likely an increase based on the observations we were able to make.

### **WHY ARE WE VOTING ON A REVISION OF THE BYLAWS:**

*The following article was posted in the January/February 2018 Newsletter*

#### **They have served us just fine since 1960.**

While it is true our Bylaws have served this Association for 58 years, they have been modified numerous times and are starting to resemble the instructions you found in that product you purchased that requires "some assembly". Upon opening the box and inspecting the parts you realize that updates to the instructions have not kept pace with product modifications making the instructions confusing if not unusable. Our Bylaws suffer from being amended numerous times over the years and there are references in the Bylaws to parts that have been removed and no longer exist.

Another reason for updating the Bylaws is that Washington State statutes governing home owners' associations have changed considerably. Laws concerning audit requirements, reserve studies and open meetings are not reflected in our current Bylaws.

There are also good reasons to make some policy changes. Chief among them is our policy for collecting fees. When I became the President, the Association had substantial past due accounts, some dating back to 2009. The attorney we hired to help us collect these accounts told us we have the worst collection policy he has ever seen. Being required to wait three years to collect, coupled with what seems to me are outrageous penalties has not been kind to some members who failed to pay and the current policy has not help the Association to collect. One such property will be going to sheriff's sale this Friday. The Association will likely not receive one penny of the \$6,200 it is owed. This is one example of why some policy changes are needed.



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The Bylaws will be organized by section with bullet points (numbers and letters). The Bylaws are currently organized in some very long paragraphs making it difficult to find what you are looking for. Reorganizing and indexing the Bylaws will make them more user friendly.

**Why now?** Previous President Bob Morikado recognized it was time to revise the Bylaws and received a first draft from another former President Louis Abbott. Louis Abbot joined the Bylaws committee along with another former President Bill Brown. These two former Presidents bring historical context to the process and have a good understanding of what the Membership has wanted in the past. Other members of the Committee are Area 4 Representative Allan Darr, residents, Reed Dow, Terri Dow, Secretary Melody Carney and Committee Chair, Assistant Secretary Christine Anderson.

**How?** The membership will soon be asked to review the proposed revised Bylaw along with reasons for the revisions. You will be asked to comment and offer suggestions. Once that process is complete the proposed Bylaws will be sent to an attorney for legal review. You will then be asked to vote on the proposed changes. The approval of the proposed revised Bylaws will require a 2/3 majority of the votes cast by the Members. You will be receiving the proposed revised Bylaws in March for your review.

**Have the bylaws served us just fine since 1960?** I would say they have. It is a historical document that represent the wishes of the Membership and has stood the test of time with adjustments along the way. It is the product of the hard work of various volunteers over the years and should be preserved with a few policy changes and a reconciliation of the various parts into a more coherent and easily understood document. Any questions or comments you have about the Bylaws or the process should be sent to [lpca99@gmail.com](mailto:lpca99@gmail.com)

### LAGOON POINT COMMUNITY ASSOCIATION (LPCA) CONTACTS:

#### **LPCA 2018 BOARD MEMBERS**

President	Duane Rawson	<a href="mailto:lpca.pres@gmail.com">lpca.pres@gmail.com</a>
Vice President	Paula Ratcliff	<a href="mailto:plratcliff1954@gmail.com">plratcliff1954@gmail.com</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:johnnek@infionline.net">johnnek@infionline.net</a>
Area 3	Bev Chan	<a href="mailto:lpca.area3rep@gmail.com">lpca.area3rep@gmail.com</a>

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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.

**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 property owner 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)

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### **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. Save your information.

Once you register for the Members Area, our iHost web site server will notify us of a pending new member for verification. Once LPCA is 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 Office: 425-635-0095 Cell: 206-953-5363

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