

Lagoon Point Newsletter

February 2005

Upcoming meetings. Board meetings are open to all LPIC members.

Next LPIC Board agenda-planning meeting: Tuesday, February 22, 7 PM, at Linda Armstrong's home, 3412 Marine View Drive. If planning to come please call Linda ahead: 678-1425. Thank you.

March regular LPIC Board meeting: Tuesday, March 1, 2005, 6:30, at the Greenbank Clubhouse

From the President - Linda Armstrong

Dear Friends and Neighbors: It is good to see that we are having constructive community participation at our Board meetings, and that we have gotten similarly helpful feedback in the community review of the proposed bylaw amendments. I invite you one and all to attend our Board meetings.

In future newsletters, we will post for you the schedule of the next several Board meetings. Also, the Minutes of Board meetings are now available via e-mail to LPIC members on request (after the Minutes are approved). Send your e-mail request to LPIC@whidbey.net.

At the February 1 Board meeting we reviewed LPIC Board objectives for the next several months.

- Get community approval of the amendments to the Penalty and Elections bylaws. You will find a progress report on the bylaw revisions later in this newsletter.
- Further reduce extent of delinquent assessment payments. We are calling all delinquent owners to talk with them and try to arrange for payment of their outstanding balances. Sometimes that works wonders. We are all neighbors and we want to avoid going to court.
- Develop proposal to fund dredging planning and permitting. Get community approval. At the February 1 Board meeting I summarized conversations with consultants Amy Leitman and Jim Johanneson about first steps toward dredging planning and permitting. Given the range of opinion and disagreement in the community about cost-sharing the dredging itself, it may be sensible to first develop a plan to scope the dredging so that a later vote on dredging and cost-sharing could be based on realistic cost estimates. The Board will continue to work on this.
- Plan the 2005-06 Annual Budget. Get community approval (if needed). Over the next month we will be reviewing our income and expenditures experience for this last year to see whether our budget first prepared two years ago needs to be updated, and whether we are setting aside adequate reserves. With this information the Board will weigh whether our \$65 Annual Assessment is still sufficient to meet our financial needs. Any change in our budget or Annual Assessment would, of course, have to be approved by the lot owners. For further information, see the Treasurer's Report, on the next page.
- Identify additional needed bylaw amendments. We continue to receive suggestions from Board and community members about improving our bylaws. Later this year I will ask the Board to review these suggestions and decide whether to seek further bylaw changes this year.

If you have ideas about what else we should be working on this spring and summer, please send them to me, by e-mail (LPIC@whidbey.net), regular mail (LPIC, PO Box 123, Greenbank WA 98253), or phone (360-678-1425).

From the Treasurer – Bill Schmid

Status of delinquent assessments: Five previously delinquent lot owners paid up in full last month, and three liens will be removed. Per our LPIC Bylaws, in January 21 lot owners were assessed a total of \$360 additional for delinquent accounts. As of the end of January, some 24 delinquent lot owners owed LPIC a total of \$9,464.50. A Special Payment Plan had been arranged with one account, and at the February Board meeting, Special Payment Plans were approved for two other lot owners. Lot owners complying with their Special Payment Plans are not considered delinquent.

More interest is better (if you're on the receiving side): In February the Board approved transferring \$25,000 of our reserve funds (mainly the Long Term Reserve Fund) and the \$33,083 in the LPIC Club reserve account from checking to savings accounts. Kept in savings accounts our funds now earn interest (2.3% if \$25,000+) versus no interest in our checking accounts.

New fiscal year: LPIC has received IRS approval to change our fiscal year from our previous calendar year to July 1 - June 30. This aligns our fiscal year with our July 1 budget year. (This change had already been approved by the Board.)

Budget planning for 2005-06: The Finance Committee will soon begin analyzing our actual income and expenditures for 2004-05 as compared with the budget expectations we had at the start of the current fiscal year, also the adequacy of our annual set-asides for reserves. If the Board concludes that the current assessment rate of \$65 per lot per year will be sufficient for 2005-06, last year's budget will be continued for next year and there will be no need for a budget vote. If the Board proposes a changed budget, perhaps a higher annual assessment, that would require a vote of the lot owners.

Annual financial reports for 2004

In this Newsletter you will find the LPIC end-of-year financials for 2004, for both the Homeowners' Association and the old 'Club' funds still held by LPIC. Division 2-3-4 lot owners will also find end-of-year financials for the Division 2-3-4 Waterway Fund.

Finance or assessment questions? Please contact me by mail ((LPIC, PO Box 123, Greenbank WA 98253) or phone (360-222-3305)

If you see a log floating in the waterway – do something

Floating logs drawn into the waterway by tide currents and storm winds have severely damaged docks. They can bash our public dock as well as neighbors' docks on the canals. Floating logs need to be secured as soon as possible, and disposed of later. If you see a floating log, capture the log, tie it off to your dock, and call Steve Bondelid: 222-3182. Thank you.

Division 2-3-4 Covenant Meeting February 26th *by Frank Roberts, Committee Chair*

Reminder: A second meeting is planned for all Division 2, 3 and 4 lot owners, at the Greenbank clubhouse, 10:00 AM, Saturday, February 26th, to review the draft covenant revisions to date, in preparation for mailing out the final version for vote. Additional information will be provided prior to the meeting. The current covenants remain in effect until July 14, 2005. The covenant revision process needs to be completed by May 2005.

If you have questions, suggestions or if you would like to participate in working-group meetings prior to the February 26 meeting, please contact your Area Representative:

Area 5 (Division 2)	Tom Heerhartz	360-678-7787
Area 6 (Divisions 3 and 4)	Janet Bondelid	360-222-3182

Further progress on revising our Bylaws – Aaron Lowin, Chair, Bylaws Committee

The two proposed bylaw amendments were distributed in the January Newsletter to all lot owners, for review and comment. The Newsletter also announced a January 29th community meeting on the proposals.

One of the amendments is needed to help LPIC and our community recover our full actual legal, court, and other costs of collecting unpaid assessments. The other amendment would mainly eliminate the awkward four-month “lame duck” problem that occurs between our elections, now held around Labor Day, and January 1, when the new Board members take office.

The Board has received comments on the drafts from about ten LPIC members, by e-mail, phone, and at the community meeting. We heard no fundamental objections to the proposed changes.

Thank You to all who sent us comments. Your comments were definitely helpful. The Bylaws Committee reviewed every one, and many resulted in improvements to the drafts. The Board reviewed the new drafts at its February 1 meeting. (A few additional comments were offered by club members sitting in on the Board meeting.)

The Board decided to move toward sending these amendments out for a community vote. A motion was passed unanimously to do the following:

1. Ask the LPIC attorney to review both proposals.
2. Bylaws Committee then review the attorney’s comments and points raised at the Board meeting, Where appropriate, revise the drafts.
3. Bylaws Committee then inform the Board (by e-mail or phone) of the attorney’s comments and the Bylaw Committee’s recommended edits (if any). Identify any material changes that are being recommended.
4. If no one on the Board objects, the President is authorized to send the latest drafts to the community for a vote.

Con statement ? The Board is looking for someone to prepare ‘Con’ statements against one or the other of the two proposed bylaw changes. The Board tries to include Pro and Con statements when it sends major proposals out for a community vote. But we have heard no fundamental objections to the proposed changes. At the last Board meeting we asked but no one offered to prepare a ‘Con’ statement.

Another coyote sighting (same critter as before ?)

Watch out for your cats and dogs and other small creatures. A runner out at 8 AM the other morning reports a coyote loping leisurely across Marine View Drive, westward toward Admiralty Inlet. In no apparent hurry, the coyote (or maybe it was the runner) didn’t seem concerned about the other pedestrian on the road. May have been thinking of salmon (the coyote, or maybe the runner).

Does this opportunity knock for you? Area 2 Representative position still vacant

Interested in working with our community and speaking up for your neighbors? The Board is seeking an Area Two representative. Any LPIC member who owns a lot in Area 2 (South of Westcliff Drive, and between Smugglers Cove Road and Lagoon View Drive – see map on last page) and is paid up on their assessments is eligible. Meet your area neighbors, meet your Lagoon Point neighbors, participate in our community self-governance. The time commitment is about 6-8 hours per month. Guaranteed to Liven Up your Life! Apply early as we can appoint only one person. Contact Ernie Clayton (678-3122) or Linda Armstrong (678-1425 or 206-329-3487)

HISTORY OF THE MAINTENANCE OF THE LAGOON POINT WATERWAYS – Mike Stevens

(Ed.) Mike Stevens prepared this summary to document the work that has been done over the years to develop and maintain the community waterways. Mike got the information from several historic sources, including the summary Bert Pack had prepared two years ago.

- * 1950's Concrete boat ramp direct into Puget Sound built on the NW side of the Lot C Parking Lot
- * 1961 In July LPIC volunteers built a cement boat ramp (near the present ramp location) into the channel leading to Puget Sound.
- * 1964 In June volunteers dredged the channel and rebuilt the boat ramp at the same location
- * 1969 In November an agreement was signed between the Gold Coast Development Company Development Company and the Lagoon Point Improvement Club for development of the West and East Canals and the waterway on Lot C
- * 1970 Gold Coast Development Company completed the rock jetties, dredging the West Canal and Canal, and the channel to Puget Sound from the newly completed and larger boat ramp (same ramp still being used today). Also, completed was a new drainage pipe between Lagoon Lake and the channel near the boat ramp
- * 1975 Gold Coast Development Company completed dredging the East Canal.
- * 1978 More rock was added to the jetty to slow the filling of sand in the channel.
A **\$20 per lot** assessment was approved by property owners at an LPIC meeting in November 1977 to pay the \$8,000 cost of the project.
- * 1980 In May the "Stibre Boarding Float" was completed at a cost of \$962.
- * 1983 1,000 ton of rock was added to the Jetty. A **\$40 per lot** assessment was approved at an LPIC meeting in June to cover the \$18,725 cost of the project
- * 1983 The cement seawall on the south side of the Lot "C" parking lot was built.
The cost of materials was \$3,500. No assessment needed.
- * 1988 The boat loading dock and the second ramp were built at a cost of \$11,300.
An assessment of **\$22 per lot** was approved to cover the cost.
- * 1991 - The bridge was repaired at a cost of \$42,000. Lot owners approved an \$80 per lot assessment to cover the cost.
- * 1995 - 1,000 cubic yards of silt was removed from the north end of the West Canal and a portion of the Lot "C" waterway adjacent to the West Canal at a cost of \$37,669. This dredging project was paid with funds from the Division 2- 3-4 Waterway Fund.
- * 2004 - Jetty repair completed in August. In August 2003 the lot owners had approved an assessment of **\$195 per lot** to pay the \$130,000 cost of the jetty permitting and repair.

LPIC Homeowners' Association Account
End of Fiscal 2004 financials go here

(Balance Sheet and P&L Statement for end-2004)

Deleted from web version. Available to LPIC members on request.

LPIC Club Account
End of Fiscal 2004 financials go here

(Balance Sheet and P&L Statement for end-2004)

Deleted from web version. Available to LPIC members on request.

Date correction for the November Board meeting, and civics lesson

The November 2005 Board meeting will be on Tuesday, **November 1**, at the Greenbank Clubhouse (as usual). As the Greenbank Clubhouse is a polling place, it is not available to us on Election Day.

Some of us thought Election Day was the first Tuesday in November (this year November 1). Wrong. Election Day is the first Tuesday after the first Monday in November, this year November 8th. Why not the first day in November or the first Tuesday? Our nation's founders thought people would be too busy the first day of the month to go vote, and too busy on Mondays too. As the first Tuesday this year is November 1st, Election Day will be on the 8th, and so the LPIC Board will meet on the 1st. Confused?

Still need a volunteer or two to coordinate the St Pat's Day party

The party is scheduled for early evening, Saturday March 19. But we need someone to organize it. Even easier if two people take this on together. How about taking this on with your friend or neighbor. We can't have a party if no one will volunteer to coordinate it. Interested? Call Ernie Clayton – 678-3122

Have you moved? Are you planning to move? Save us money !! Send us your new address.

Please send us your new address before you move. For every address that is not current, the Post office charges us \$1 extra to forward your newsletter. Send your address change to LPIC, PO Box 123, Greenbank WA 98253.

THE BULLETIN BOARD *Ads will run twice unless otherwise arranged.*

To add your ad or delete isend your e-mail to: lpic@whidbey.net or call 678-1425

- **LP HERON** Hooded & regular Sweatshirts, T's! Any size and color, they Benefit "Neighbors Helping Neighbors", our own voluntary LP help organization. Call Margo Lane 360-222-3209
- **FOR RENT:** WAPATO POINT, LAKE CHELAN March 12-19. This Condo has two bedrooms, two baths, fireplace, full kitchen, and sleeps 6. Activities include indoor swimming pool and Jacuzzi, exercise room, bike rentals, Putt-Putt golf, nearby golf course, and snow skiing (snow ??). Rent full week \$500 or \$100 per night (or negotiate for best offer). CALL Bus or Gwen Smith in Renton (425) 255-3065. (Feb 1x)
- Need sewing done? Experienced seamstress. Many baby afghans, a few baby quilts made up, can take orders, great handmade gifts for a shower. Call Monica Vierra 678-6310
- Hi, my name is Maddy Ess and I would like to walk or take care of your pets for you. My rates negotiable & reasonable. 678-2913.
- Need anything done around the house? Odds and ends, babysitting, yard work ? Please contact me, Elena Caldwell, I would love to help you out! My rates are reasonable. 678-9332
- Furnished 2-bedroom/2bath home on Steelhead Drive. 52' dock space. Available now to May. \$1500 per month. Please call Hal Thorsvig at 206 232-5298. (3rd x)

Watch your speed



The speed limit throughout Lagoon Point is **20**
enforced 24 / 7

neighbors are watching you !

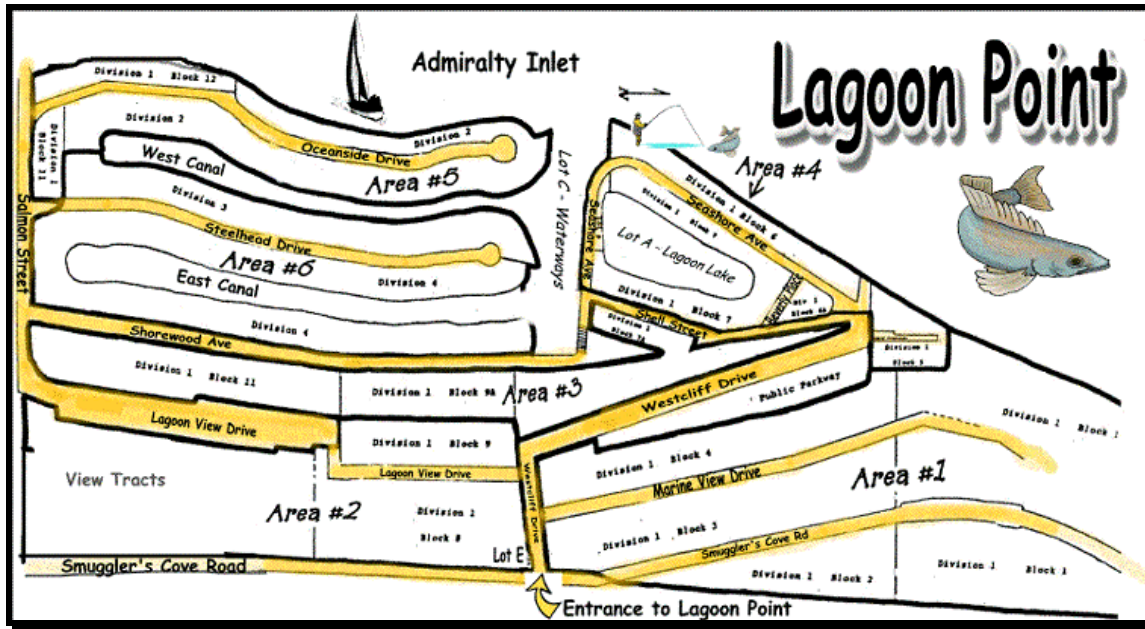
20 MPH is really S L O W Relax. Slow considerate of your neighbors and enjoy the pace of the caution your friends, relatives, visitors, and your a hurry.

Fine Schedule for Speeding
1-5 mph \$91
6-10 mph \$101
11-15 mph \$132

**MPH – radar
Your**

down. Be island. Please contractors in

Note: The monthly Newsletter is not distributed by e-mail.
Back issues are posted on our website: www.lagoonpoint.com, under Newsletter.



Contact your 2005 Area Representative:

- | | | | |
|--------|----------------|--------------|--------------|
| Area 1 | Bob Vierra | 360-678-6310 | |
| Area 2 | (vacant) | | |
| Area 3 | Roy Blackwell | 425-347-9312 | |
| Area 4 | Mike Stevens | 206-542-7139 | 360-678-3689 |
| Area 5 | Tom Heerhartz | 360-678-7787 | |
| Area 6 | Janet Bondelid | 360-222-3182 | |

LAGOON POINT IMPROVEMENT CLUB
 P.O. Box 123
 GREENBANK, WA 98253
 RETURN SERVICE REQUESTED

U.S. Postage
 Greenbank,
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 Permit 1



The Speed Limit Throughout
 Lagoon Point is



Thank You for Your
 Cooperation