

WINTER 2021



Moving logs on a blustery winter day!

Website: lagoonpoint.com
Email: lpca99@gmail.com

IN THIS ISSUE:

- On Point – Message from the President
- Candidate for LPCA President Teresa Becker
- Candidate for LPCA Vice President Stan Waldrop
- Lagoon Point AHAB Siren Arrives:
- Understanding What You Own
- New Beach Access Sign
- Water Pipe Repaired
- LPCA 2021-2022 Reserve Study Update
- LPCA 2021-2022 Proposed Operating Budget and Annual Fees
- LPCA Contacts & Information



Carl O'Brien - Jim Norton - Carl Haslam

LPCA EVENTS

- 3rd Thursday of the Month LPCA Board of Directors Meetings 4:00pm*
- 2021 LPCA Annual General Meeting April 30, 2021 7:00pm Greenbank Progressive Hall (If restrictions have been lifted)
- Community Yard Sale - TBD
- LPCA Fishing Derby & Community Potluck - TBD
- December TBD, 2021 LPCA Christmas Party 6:00 pm Greenbank Hall

* 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.

Lagoon Point Community Association Newsletter

ON POINT:

by Duane Rawson lpca.pres@gmail.com

Occasionally I receive emails from Members who are unhappy about paying fees for facilities they never use and recently one Member even requested to be removed from membership in LPCA. From these comments I can only conclude these Members may not fully understand what they purchased when they bought property within the plat of Lagoon Point. I believe most Members have a pretty good idea why we all pay fees to own property here but this may be an especially good time to take a closer look since the Board will be submitting to the Membership its' recommendations for a new budget and annual fees for the new fiscal year. Take a closer look by reading: "**Understanding What You Own**".

In early April you will receive a ballot by US mail for the election of a new Board of Directors, new Operating Budget and Annual Fees for the new fiscal year 2021/2022 that begins July 1, 2021. The Annual General Meeting is proposed for April 30th but whether or not we will have an annual general meeting this year is anyone's guess. The Greenbank Hall has suspended taking reservations until the end of March.

Running an HOA with volunteers requires Members to step up and take their turn at the helm. I am happy to report that two Members have stepped up to fill open positions on the Board for terms that will begin June 30th.

After joining the Board as President in 2017 I was told that all Board Members serve until they find their own replacement. I'm pretty sure they were kidding but I started looking anyway. Along came Teresa Becker and I recognized right away her and her husband Carl Haslam's potential for serving this community. Carl replaced Bill Brown as chair of the Waterway Committee, not an easy act to follow. Teresa has experience in the public sector and construction working for the City of Bellevue and agreed to serve as Vice President last year with the possibility of running for President this year. Teresa will run for President this year and all the remaining Board Members have agreed to run for another term. Replacing myself with the Vice President leaves that office vacant but fortunately there is no shortage of talent at Lagoon Point. I met Stan Waldrop a year ago when I heard him speak at a committee meeting. I knew right then he should be on the Board and he told me he would consider it once he lives here full-time. Stan is a technology guy who also served as Treasurer for an HOA in Seattle. He is now living here full-time and has agreed to run for Vice President.

I am enthusiastic about all the candidates currently running for the LPCA Board of Directors. We have one candidate for each position however as I said, there is no shortage of talent at Lagoon Point and any Member who wants to run for a position on the Board is entitled and encouraged to do so. If you are interested or just want to find out more about it please contact us by sending an email to: lpca99@gmail.com Nominations will be accepted up until the Annual General Meeting but for **nominations to appear on the printed ballot they must be received prior to March 18th**. Ballots will go to print immediately following the March 18th Board Meeting. The Board Members including those running for another term are found on page 10 of this newsletter.

Candidate for LPCA President Teresa Becker

by Teresa Becker lpca.vprez@gmail.com

My husband Carl and I feel very fortunate to have joined this community 4 years ago. I retired in 2019 from a long career at the City of Bellevue in Transportation Engineering and Construction Management. This newly found free time afforded me the ability to serve for the last year as the Vice President of our community association as well as catch a few salmon. It has been an interesting year for all of us in Lagoon Point as we felt somewhat sheltered from the events of the outside world and saw a larger number of people escaping to our area.

In the past I have served on the board of the Redmond Historical Society, PTA and Boy Scout leadership. My work experience of developing and managing the construction of Public Works infrastructure will allow me to be able to help guide our community through the next year and our upcoming planned maintenance projects. I appreciate the opportunity to use my past experience and skills to benefit my community as President of the Lagoon Point Community Association.



Candidate for LPCA Vice President Stan Waldrop

by Stan Waldrop

My name is Stan Waldrop. My wife Reta and I purchased a house in Lagoon Point three years ago. We moved to Lagoon Point full time late last year. We enjoy the beauty and community on Whidbey Island, especially our community. I want to get to know our community better and help out where I can. I've worked in the technology management and software development area for almost 30 years. I was the treasurer for an HOA community in Seattle for several years as well as the point person for a major construction project for the community. I think my experience in both areas will be helpful to the Lagoon Point community and I hope to meet more of the great people that live here.



Lagoon Point Community Association Newsletter

Lagoon Point AHAB Siren Arrives:

by Duane Rawson lpca.pres@gmail.com

Thanks to the Splendid efforts of Tom Markley, Lagoon Point has received its' AHAB Siren. The siren has not yet been connected to power which operates a battery charger so you will not hear the monthly test but it is operational in the event of a real emergency. Tom informed me yesterday that power may be connected this weekend.



Teresa Becker and Tom Markley witnessing installation



Can't have a dirty AHAB siren



Telecom engineer explaining the siren

Understanding What You Own

by Duane Rawson lpca.pres@gmail.com

Being assessed annual fees can be aggravating especially if you do not understand why you are paying or what you are paying for. If you no longer boat, fish or beach-walk, why would you want to pay fees to support those activities? It's a fair question. However you feel about the fees, it can be helpful to understand what you own, what you are paying for and why.

When someone purchases one of the 443 properties within the plat of Lagoon Point, they also purchase a share (1/ 443rd) of the common properties referred to as Lots A, B, C & D. Each Owner has the right to use the common properties such as the beach, jetty channel, boat ramp, lake, etc. along with the obligation to pay for their development and maintenance. For example, as an owner, your share of the property taxes for the common properties is added to your Island County property tax statement even though you won't see it itemized on your statement, you are an owner and you are paying the taxes.

LPCA is a corporation that is owned by the owners of the 443 properties for the purpose of developing and maintaining the "common properties" and nothing else. With the consent of its' Members, it collects fees and sets policy to manage the "common properties". LPCA may not spend those fees on or make policy for any other purpose. For example, LPCA may not regulate traffic, tell you what color to paint your house or ban fireworks within the plat of Lagoon Point. LPCA only has authority over the "common properties" and only with the consent of the Owners in compliance with its' Bylaws.

Many of you are aware, there are also covenants within Lagoon Point that do regulate your private property. All divisions of Lagoon Point have covenants however LPCA has no authority to enforce covenants. The Division 1 and View Tract owners have never organized a mechanism to enforce covenants however the Division 2-3-4 owners have established an Architectural Committee with that authority making those Owners members of two home owners associations. Division 2-3-4 Members pay fees to LPCA, Inc. and pay fees to an unincorporated HOA managed by the Architectural Committee. The 22 beach lot owners and 145 canal lot owners pay an annual Div 2-3-4 administrative fee. The canal lot owners pay an additional fee to maintain their two private canals that are not part of the LPCA common properties and do not receive LPCA funds.

The LPCA also holds social events such as the Annual Yard Sale, Fishing Derby and Christmas Party. No LPCA fees collected from the owners may be used for social events. These activities are funded by Member donations and fund raisers. Occasionally LPCA pays a Member's annual fees or water bill if that Member is financially unable to do so. No LPCA funds are used for that purpose but it is funded entirely through Member contributions to the "Neighbors Helping Neighbors Fund" and some of the proceeds raised from the Fishing Derby.

Lagoon Point Community Association Newsletter

In addition to LPCA and the Div 2-3-4 Architectural Committee there is a third organization unique to Lagoon Point known as the Lagoon Point Water District. Even though some of you have mistakenly mailed your water payment to LPCA, the water district is a public utility and not a part of LPCA. It is governed by a board of directors who are LPCA Members (property owners) within the plat of Lagoon Point. Even though no LPCA fees support the LP Water District, ownership of one of the 443 properties within Lagoon Point entitles every LPCA Member to delivery of water by the Lagoon Point Water District.

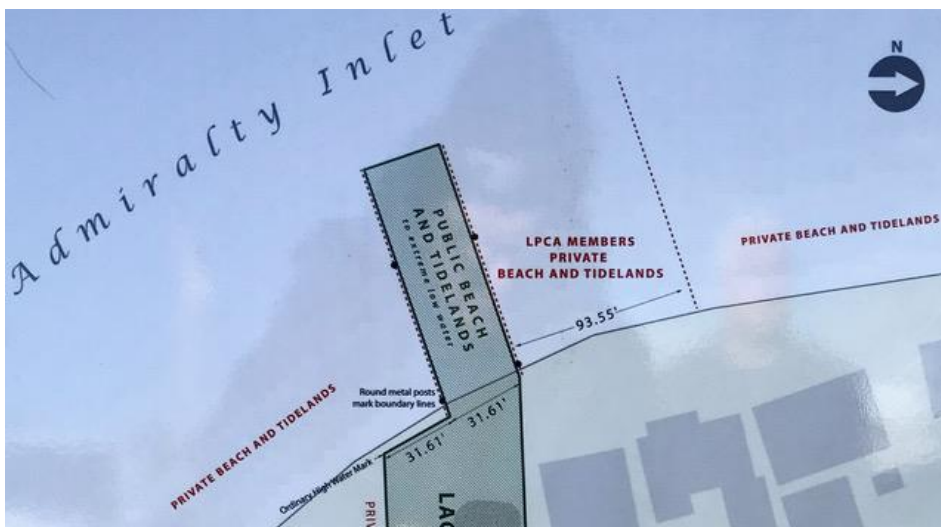
The obligation to pay fees to LPCA is not a user fee based on how much or how little a Member uses the “common properties”, it is based on ownership. We the Members are the owners and obligated to pay the cost of development and maintenance.

Our volunteer Webmaster, Rob Powers has recently taken on the task of explaining what and where the common properties are located in his “Guide to "Common Properties" found on the Docs & Maps tab at lagoonpoint.com

Hopefully you have learned something you didn't know about what and why you are paying fees. The new “**proposed annual budget**” will be mailed to you along with your ballot after March 18th.

New Beach Access Sign:

Island County installed a new public beach access sign at the end of Salmon St. Carl Haslam worked with the County to include the LPCA Members beach on the sign. Four steel poles mark the public access and the LPCA beach is north of the poles.



Salmon St public beach access and LPCA Members, beach

Water Pipe Repaired:

The Waterway Committee repaired the cracked water pipe that supplies the hose bib at the boat ramp. It began leaking during the summer.



LPCA 2021-2022 Reserve Study Update:

by Duane Rawson lpca.pres@gmail.com

Each year the LPCA Reserve Study Committee updates the Reserve Study. The Reserve Study tells us how much money we need for each year of the next 30 years to repair or replace the common property infrastructure. For each year that passes we have to add one year to the study to maintain the 30 period. How much money we will need in any particular year of the 30-year period is called “baseline funding” and is determined by assumptions on what year a particular item will need replacement or repair based on its’ expected life. For example, we expect to dredge the common waterway every 12 years so the next dredging should occur in 2025.

The importance of having adequate baseline funding of course is for the avoidance of special assessments when there is a shortfall in any year of the 30-year period. In the past I have mistakenly referred to “baseline funding” as “fully funded” which has a different meaning, nevertheless what we are still concerned with I am now referring to by its’ proper term, “baseline funding”. I am happy to report the Updated Study predicts the baseline funding is adequate for every year of the next 30 years as long as we continue the practice of increasing the annual contribution by 3% each year. Last year the annual fee for the Reserve Account was \$157 per Member and this year it should be increased again by 3% to \$162. This is one of the items you will be voting on in April. The Updated Reserve Study will be posted on the website next week. It will be found in the Members Area of lagoonpoint.com

LPCA 2021-2022 Proposed Operating Budget / Annual Fees:

by Duane Rawson lpca.pres@gmail.com

Another item you will be voting on in April is the Annual Operating Budget. The LPCA Board is proposing the same budget as last year, \$45,790 or \$103 per Member. HOA best practices recommends the operating budget be larger than anticipated expenses to provide funding for the unexpected. This is important because State Law does not allow HOAs to take money from its' Reserve Fund for operations. HOAs may borrow from their Reserve Fund but must repay within two years or levy a special assessment. The LPCA Board is committed to the avoidance of special assessments and having a larger Operating Budget is one strategy to accomplish that.

From 2017 through 2019 LPCA has been underspending its' operating budget by an average of \$8,600 per year. LPCA Bylaws allow excess money from the Operating Fund to be spent for a shortfall in following years or the Board may choose to move excess funds to the Reserve Fund. At the February 18th Board meeting the Board decided adequate excess funds remain in the current budget and moved the unspent funds from the previous three years to the Reserve Fund.

One of the most unpredictable items in the budget is item 17 legal fees. This amount can vary widely from year to year however since 2017 the Board has worked to resolve some long standing legal issues dating as far back as 2009. There are no known legal issues left to settle and the changes to the Bylaws that provide for expeditious collection of fees is allowing the Association to collect delinquent fees at no cost to the Association. The expectation is that going forward legal fees should decrease leaving room in the budget for an increase in item 13: Accounting / Software Subscription / Tax Preparation.

Last winter the two Treasurers, the Assistant Secretary and myself began vetting firms to take over more of the bookkeeping for the Association. Since I came on the Board in 2017 I have believed the amount of work the Treasurers were required to do was excessive and too much to expect from volunteers. I also believe LPCA should have the best financial safeguards it can afford especially considering the amount of money in its' custody.

Prior to the annual billing last spring the Board contracted with Peritae Inc. in Langley for full bookkeeping and tax services. There are many advantages to having professional accounting but primarily it reduces the Treasurers' workload and reduces risk by providing better safeguards for the Associations' money.

The 2021-2022 proposed fees will be \$103 for the Operating Budget which is the same as last year. And \$162 for the Reserve Fund which is a \$5 increase for a total annual fee of \$265. The proposed Operating Budget will be mailed to you along with the ballot.

Lagoon Point Community Association Newsletter

LAGOON POINT COMMUNITY ASSOCIATION (LPCA) CONTACTS:

LPCA FISCAL YEAR 2020/2021 BOARD OF DIRECTORS:

President	Duane Rawson	lpca.pres@gmail.com
Vice President	Teresa Becker	lpca.vprez@gmail.com
Treasurer	Vicki Powers	vpowers@windermere.com
Assistant Treasurer	Cheryl Kuss	nana.cherylkuss@gmail.com
Secretary	Louise Abbott	louiseabbott@whidbey.com
Assistant Secretary	Chris Anderson	caanderson1978@gmail.com

AREA REPRESENTATIVES

Area 1	Shirley Hendricson	shendric@whidbey.com
Area 2	John Klemser	johnek@infionline.net
Area 3	Bev Chan	lpca.area3rep@gmail.com
Area 4	Allan Darr	alybdar81@gmail.com
Area 5	Dick Kuss	lpca.area5rep@gmail.com
Area 6	Chuck Hammer	capthammer@cablespeed.com

DIVISION 2-3-4 ARCHITECTURAL COMMITTEE

Position 1	Chris Anderson	caanderson1978@gmail.com
Position 2	Jim Norton	jknorton@whidbey.com
Position 3	Reed Dow	reed@reeddow.com

WATERWAY COMMITTEE

Carl Haslam	carlhaslam@msn.com
Ian Buchanan	ian@vistadx.net
Tony Hartman	deepseatrucker@yahoo.com
Carl O'Brien	obmech@hotmail.com

If you have questions about Lagoon Point, send an email to lpca99@gmail.com .

Has your Email, Phone Number or Mailing Address changed? Send an email to 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

Lagoon Point Community Association Newsletter

If you sell your home please do the following:

- a. Contact LPCA email 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
- c. If your buyer requires Board Meeting Minutes, Annual Member Meeting Minutes and/or Financial Reports, you can find them at the website 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

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

2nd click on the Members Area tab on the far-right side.

3rd click on Private Information tab.

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

5th 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@rdpowersalvage.com