

Lagoon Point Community Association Newsletter

MARCH/APRIL 2017

LAGOON POINT

Website: lagoonpoint.com

Email: lpca99@gmail.com

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LPCA 2017 EVENTS

- 05/10/17 -Budget Ballots are Due
- 07/01/17 - LPCA Dues are Due
- 07/01/17 - LPCA Garage/Yard Sale (Need a Volunteer)
- 09/TBD/17 -LPCA Fishing Derby
- 09/09/17 - LPCA Annual Meeting 7:00pm Greenbank Clubhouse
- 12/09/17 - LPCA Community Meeting & Christmas Party
6:00 pm Greenbank Clubhouse

BUDGET BALLOTS ARE IN THE MAIL

In the next few days you will be receiving your ballot in the mail.

The **LPCA Board is asking Division 1, 2, 3, 4 Members** to vote on the following:

Operating Budget for Fiscal Year 2017-18 of \$44,500

Increase to the Bridget Replacement Budget of \$70,000
(No Special Assessment or dues increase required).

The supporting information for the budgets is included with the ballots.

The **Division 2, 3, 4 Waterway Fund Committee is asking Division 2, 3, 4 (Canal Lots) Members** to vote on suspending the Waterway Fund Dues (\$105). The supporting information to suspend the dues is printed on the backside of the ballot.

THE BALLOT IS DUE MAY 10TH. Please turn in your ballot As Soon As Possible

If you have questions please email LPCA99@gmail.com.

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ON POINT - FROM THE LPCA PRESIDENT

A couple of years ago while attempting to drive up Lagoon View Drive I was stopped by a huge tree across the road. My first thought was the bridge is closed but before I could give it more consideration a four wheel drive truck arrived and a guy with a tow cable jumped out. Another vehicle arrived and there was the sound of a chain saw. Within two minutes.....road open! I was new to the neighborhood and did not know who those people were. My neighbors, obviously. The kind of neighbors who do not wait for someone else to do something, they make it happen. They take care of each other. That is what I call "Volunteer Power" and that is the energy that fuels life here at Lagoon Point and makes it special. Makes it safe.

As I continued my almost interrupted drive up Lagoon View Drive I noticed the "Foote Rest". The bench at the top of the hill with the fantastic view. The grass neatly mowed and flowers in a vase. Who does this stuff? A neighbor, obviously. I recently found out that Jim Corban of Lagoon View Drive has been tending this area for years just as his father did before him. How cool is that? I have observed that our "Foote Rest" gets more use than some public parks. Thank you Jim!

More volunteers seen in this picture: Area 1 Representative Richard Gohlke graciously offering his tractor and his time to spread gravel at the boat ramp and Assistant Secretary Chris Anderson graciously offering her advice.

This Saturday April 22ND approximately twelve neighbors will be meeting at the boat ramp for training on procedures and equipment they may be called upon to use in case of a spill on our waterway. Bill Brown is coordinating this event and Steve Bondelid will be providing the training. More on the Waterway Spill Response Team to appear in the next Newsletter.



Area 5 Representative Dick Kuss (center) doing the brain work.

As I said, I call it "Volunteer Power". When neighbors step up to make their contribution, nice things happen. What makes Lagoon Point so special? For me, it's my neighbors. The kind of people who don't wait for someone else to do something, they make it happen.

Duane Rawson

lpca.pres@gmail.com

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COMING SOON! "SEASHORE AVENUE BRIDGE" CONSTRUCTION TO BEGIN JULY 2017.

Meet your Engineer: Jay Kidder

Meet your Bridge Committee:
Gary Menne and Scott Brunner.

I have referred to the bridge project as "formidable" but I am happy to report that it is not impossible.

We had our bid opening April 12th, on schedule and received four serious bids. This project has been a long haul, going beyond three years now and it is exciting to see the last hurdles cleared. Let the construction begin.



In January, Jay Kidder took over as Engineer and Project Manager. He finished the structural design, the civil portion of the plans and developed the bid documents including specifications and contract. He has done an excellent job moving us toward value engineering and ideas to help us get this project delivered at the best possible price.

When Bob Morikado recruited Gary Menne and Scott Brunner to the Bridge Committee, he did the LPCA an immense favor. Gary brings a lifetime of experience in administration of civil construction projects. Gary's experience comes from the owner's side.

Scott Brunner began his career working for a bridge construction company and then moved into general contracting. Scott's experience comes from the other side of the table, estimating, bidding and building civil and private projects.

Together, these two guys have been a gold mine for the LPCA. Add to that, both of these guys are hard workers. Gary pouring over pages of specifications and contract details. Scott checking engineers quantities and talking to industry experts for practical advice about how to best protect the interest of LPCA while still getting the best competitive bid possible. For Scott, this meant a lot driving between Seattle and Whidbey Island.

Jay Kidder encouraged us from the beginning not to limit this project to three pre selected contractors but to put it out to public bid. We advertised in the Daily Journal of Commerce which reaches everyone interested in civil construction in the northwest. In addition our project appeared in the Everett Builder's Exchange, Seattle, Portland and California exchanges. We contacted the three contractors who had provided preliminary bids early on in the project as well as one local contractor who expressed an interest. Seven companies considered our project and in the end we received four bids. These four bids are as follows;

Neptune Marine: \$ 502,286
McClure and Sons: \$ 519,740

Moceri Construction: \$ 714,246
Interwest Construction: \$ 727,789

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Once Neptune Marine was determined to be low bidder, Jay, Scott and Gary made inquiries into a long list of references provided by Neptune. All reports on Neptune's performance came back positive. Neptune Marine is a local contractor based in Anacortes and has done projects for the Port of Everett, Port Townsend, Port Orchard, Port Angeles, Port of Bellingham, Port of South Whidbey, Seattle and Port of Tacoma. The Bridge Committee and the LPCA board are recommending Neptune Marine be awarded the contract for the following reasons:

1. Lowest Bid Price.
2. Lowest alternate price for steel guard rail.
3. Lowest unit price for pilings. Pilings are a unit price items which means we will be paying by the number of feet actually installed. This item poses the greatest risk for cost overrun therefore having the lowest unit price for this item is a potential benefit.
4. The second lowest bid is relatively close in price making the lowest bid only 3.5% lower. This assures us that the low bid is not too low and the low bidder has not simply made a mistake.

Bridge Budget:

The total bridge cost exceeds the budget planned for by 6% (\$38,512) and if we allow some contingency for the unexpected, then the overrun may amount to 11% (\$70,000). There are a number of reasons for the overrun and I have included those as well as details of the budget and an explanation of unit pricing contracts in the information that has been mailed to you with your voting ballot.

The feeling of the Board and the Bridge Committee is that this is pretty good news. We knew in January before this went out to bid that we were \$38,000 over budget. The LPCA can easily afford this increase as we currently have \$1,074,850 in reserves. This overrun will not impact the annual dues or assessments.

There are a number of things that conspired to make our little bridge pretty expensive. The primary cause was the requirement to build this bridge to have the same load rating as an I-5 bridge. That seems excessive but on a windy day, one structure fire can burn down a lot of homes if you cannot get there with a fire truck. The second cause is that it is being built in a lagoon with poor soil bearing, requiring foundations pilings be driven as deep as fifty feet.

There are two facts I am confident of: If this bridge was being built by a public agency it would cost more, a lot more. I am also confident that we have done everything we can to get the best possible price and this bridge will never cost less than it will today.

Do not forget to vote. If you care to send your appreciation to Scott and Gary, we owe them. If you have questions, contact your Area Representative, any Board member or myself. Email contacts are on the last page of this newsletter.

President

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BOAT LAUNCH (LOT C) GATE CARD, FISHING and PARKING TAGS DISTRIBUTION:

As of March 25th Boat Launch (Lot C) Gate has been closed. You now need to use a gate card to access the boat launch. If you have not picked up your gate card, fishing and parking tags: please email lpca.area5rep@gmail.com for an appointment to pick up your gate card, fishing and parking tags.

For more information on the Boat Launch (Lot C) Gate, please visit the website: lagoonpoint.com click on tab: Activities/Fishing

LAGOON POINT COMMUNITY GARAGE/YARD SALE VOLUNTEER:

The date for the Garage/Yard sale is Saturday July 1, 2017. The community is looking for a volunteer to coordinate the Lagoon Point Community Garage/Yard Sale. Tasks include placing ads in Craigslist, local paper, placing signs on highway 525 and Smugglers Cove, Westcliff, etc.

If you would like to volunteer send an email to lpca99@gmail.com.

MESSAGE FROM THE TREASURER – Vicki Powers

We thank all of you who have paid their dues in full or are current in their payment plans. We still have a few members who have not paid, on a current payment plan or responded to our correspondence regarding their past due accounts. If you have a past due account please contact: lpca99@gmail.com.

Changes in your address, phone numbers(s) or email address please send an email to lpca99@gmail.com to notify us so we can change the database and insure you get all of the important LPCA correspondence.

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Lagoon Point Community Association (LPCA) Contacts:

LPCA 2017 BOARD MEMBERS

President	Duane Rawson	lpca.pres@gmail.com
Vice President	Janet Bondelid	janet@bondelid.org
Treasurer	Vicki Powers	vpowers@windermere.com
Assistant Treasurer	Cheryl Kuss	nana.cherylkuss@gmail.com
Secretary	Melody Carney	melodyc@frontier.com
Assistant Secretary	Chris Anderson	caanderson1978@gmail.com

YOUR AREA REPRESENTATIVES

Area 1	Richard Gohlke	lpca.area1rep@gmail.com
Area 2	John Klemser	johnek@infionline.net
Area 3	Peter Janiszewski	lpca.area3rep@gmail.com
Area 4	Allan Darr	allanbdarr@comcast.net
Area 5	Dick Kuss	lpca.area5rep@gmail.com
Area 6	Pat McDaniel	patm@whidbey.com

Has your Email 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

If you sell your home please do the following:

- a. Contact LPCA email lpca99@gmail.com that you have sold.
- b. Return your LPCA fishing tags, parking tags and Boat Launch Gate Card to Dick and Cheryl Kuss prior to closing or you will be charged a \$150 fee at escrow. All three items must be turned in to avoid the fee. The address to return is 3675 Oceanside Drive. Email: lpca.area5rep@gmail.com