

JANUARY/FEBRUARY 2018

LAGOON POINT

Website: lagoonpoint.com

Email: lpca99@gmail.com

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LPCA 2018 EVENTS

2nd Friday of the Month LPCA Board of Directors Meetings 7:00pm*
Except in April the Board Meeting will be on April 6th
07/07/18 LPCA Annual Yard Sale

*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 Membership.

If you have comments, suggestions and/or articles for the LPCA Newsletter please send an email to lpca99@gmail.com

ISLAND TIME MEANS 20 MPH

Some of us have forgotten we are on island time and might be driving a little too fast. The absence of sidewalks in Lagoon Point means people walk in the streets. Walking the hill on Westcliff and Lagoon View Drive are especially dangerous because of the narrow shoulders and limited visibility.

The speed limit on Smuggler's Cove Road is 40 mph. The rest of Lagoon Point is limited to 20 mph.

Some of the offenders are Contractors or Service people who work here and are understandably in a hurry. They are trying to make a living and may not realize how many pedestrians they will encounter. It would be nice if you explain island time to anyone working for you. It would also be nice if some of us slow it down a bit, I know I'm going to.



ON POINT - FROM THE LPCA PRESIDENT - Duane Rawson

Why rewrite the Bylaws now? 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.

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.

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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

BENCHES OF LAGOON POINT

The Valentine decorations at the top of the hill and the hand crafted mahogany bench near the bridge are gifts to the community from two caring Members.

Thank You Sandy Ziemer for the beautiful Valentine flower decorations and **Thank You Reed Dow** for crafting and donating the beautiful new mahogany bench.



Valentine Decorations by Sandy Ziemer

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Hand crafted solid mahogany bench donated by Reed & Terri Dow

COOL DRONE PHOTO



Photo by Paul & Jo Peyton

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LAGOON POINT COMMUNITY ASSOCIATION (LPCA) CONTACTS:

LPCA 2018 BOARD MEMBERS

President	Duane Rawson	lpca.pres@gmail.com
Vice President	Paula Ratcliff	prratcliff1954@gmail.com
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

AREA REPRESENTATIVES

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

DIVISION 2,3,4 ARCHITECTURAL COMMITTEE

Division 2	Cliff Lenz	c.lenz@comcast.net
Division 3	Linda Patrick	tolindawpatrick@gmail.com
Division 4	Reed Dow	reed@reeddow.com

WATERWAY COMMITTEE

Bill Brown	bbrown99@whidbey.com
Steve Kesselring	sskess@msn.com
Ian Buchanan	ian@vistadx.net
Tony Hartman	deepseatrucker@yahoo.com
Tim Milligan	tims2nd@yahoo.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

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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 Minute 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

rob@rdpowerssalvage.com

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