

February 2015

LAGOON POINT

Lagoon Point Community Association Newsletter



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2015 LPCA Initiatives!

As we move into February, the LPCA Board has focused on a few key initiatives for 2015. The first initiative has been to conduct a financial review in planning for 2015. We continue to use the website and Gmail system for automating more information sharing and have many of our owners to register on the website. We have continued the process of preparing to replace the bridge, and will soon have proposals for the community to evaluate. Finally, we are prepared this year to finalize plans, previously budgeted for to replace the old

keys for accessing the Lot C, boat launch area with a new card key system, gate and fishing tags. The new gate and card-key system will be proposed in the March ballot with information to review and decide upon by each owner.

2013-14 and 2014-15 Financial Review

We have posted financial overviews to the Members Area of www.lagoonpoint.com for your review:

LPCA fiscal calendar is July 1 to June 30. We completed a financial report for the 2013-14 fiscal year. Overall, we finished at 95% of budget coming in \$2,142.56 under budget. We also posted the results of the first half 2014-15 financial overview for your review. We continue to improve our accounting process and are keeping costs low as we strive to use our communities resources wisely.



Announcements

There will be a board meeting on February 20th, 6:30pm, at the Greenbank Clubhouse.

Please attend, we'll be discussing the upcoming years financial needs and plans including updates on the communities financial reserves and bridge proposal.

Lagoonpoint.com

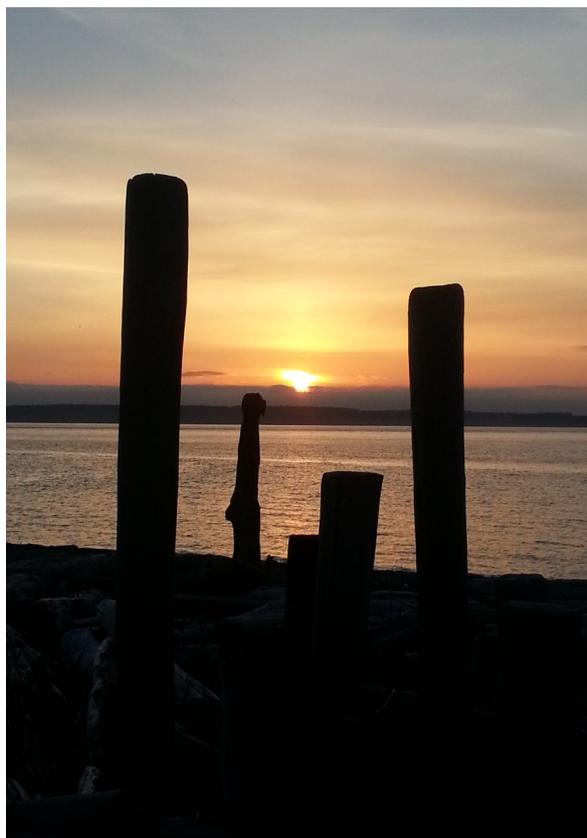
An area that continues to be a focus for the LPCA board has been to take further advantage of our online resources. If you have questions, feedback you can get immediate results by contacting LPCA99@gmail.com. We continue to manage our members contact database online. Also, the Google Maps function visually tracks membership to the owner's lots. The account provides a central storage repository for important documents and thanks to LPCA Vice President, Danna Owens, and her portable scanner, we have gotten important information into the system where the board can access it securely and easily. On the website, lagoonpoint.com, we have added the google calendar to communicate key dates and a members' section for all members that provides the means for those who wish to better utilize LPCA Dollars and trees with the ability to receive and reply to billing statements and ballots online. The Members Area also contains community specific information related to finances and community property information.

Bridge Update

We have been working with Larry Kwarsick and Amorterra Engineering and Consulting to get the necessary information to put a proposal in front of the community for consideration and ultimately a vote on replacement options. This included a survey and Geotech inspection in January that has been completed.

The next phase of work in providing an alternative analysis of two concepts (simple span bridge and buried Contech structure). We will need a structural engineer to design the foundations. Once we agree upon a concept, the Geotechs will finalize their report with recommendations to support the preferred concept and provide the structural engineer with the information they need to complete that design.

It is the Board's goal to have above work completed in a timely fashion for the community to review and vote on the proposed solutions to as to be able to commence work on the agreed upon replacement structure in the Sept. 2015 time-frame.



Lagoon Point Community Improvement Projects

Last year the community began the process of replacing the current keys for accessing the Boat Launch area, "Lot C" with new electronic keys. The initial budgeted estimates of this project fell slightly short of the actual bids received. With bids complete, we are prepared to budget the needed remainder of the costs and provide a proposed solution to the community for approval by vote in the March budget ballot. The proposed solution would include a low gate and fence around the Lot C property along the east and north boundary. The fence would be 3 feet or lower so as not to interfere with anyone's views. It would include a card key reader for the gate and pedestrian access through a latched gate as well. Additionally, we are including a new set of fishing tags for cars and people that will have a nearly impossible to duplicate lamination.

We'd love to know if you would like to participate in these projects or if you have other ideas you would like to be considered. Email us at LPCA99@gmail.com

LPCA Advertisement Section -

email LPCA99@gmail.com to be considered for this section

We are starting the Advertisement section up new this year. Please send your requests to lpca99@gmail.com for consideration.

Thank you.