

Lagoon Point Newsletter

April 2007

Come and help the board figure out how we should share the cost of dredging Lot C - An opportunity to present your views to the board

The LPCA Board has pledged to provide the community a proposal on how to share the costs of dredging Lot C among all LPCA members, by October 15th. The board intends to then submit its proposal to the membership for approval.

To start its deliberations on this vital and long-controversial matter, **the board wants to hear from all LPCA members**. The board invites all members to speak up at open membership meetings Wednesday May 9th (6:30 PM) and Saturday May 12th (10 AM-1 PM), both at the Greenbank Clubhouse. More information about these meetings is included in this newsletter.

Upcoming Board meetings: All Board meetings are open to LPCA members. Discussion and agenda-planning meetings are held for informal discussion: no actions taken, no decisions made, no minutes kept.

Board agenda-planning meetings: Tuesdays: April 24, May 29, June 26, all 7 PM at Linda Armstrong's home: 3412 Marine View Drive.

Regular monthly board meetings: Tuesdays: May 1, June 5, July 10, 6:30 PM at the Greenbank Clubhouse.

From the President – Linda Armstrong

Dear Friends and Neighbors,

I am happy to inform you that our community has approved funding to get the permits we will need to dredge our community waterway. We have the funds in the bank, and are launching our permitting work. You can read the full details later in this newsletter.

Now that we are progressing with the permitting for dredging, the board will be turning its attention to the question of how we share the costs of dredging our commonly-owned Lot C. To get started on this long-difficult matter we have scheduled two community meetings—one on Wednesday, May 9th at 6:30pm, one on Saturday, May 12th at 10 am—at the Greenbank Clubhouse.

Our community has already voted twice, unsuccessfully, on how to share the cost of dredging Lot C. This time we want to find a solution that will pass. We want to hear your views about the cost-sharing in a respectful and positive meeting. There is absolutely no doubt that LPCA is responsible for dredging Lot C. I believe we all know this, and with this in mind we can come together to consider different cost-sharing scenarios and to hear each other out patiently and above all politely.

So I urge you to come to these membership meetings, listen to what others have to say, and speak your mind on sharing the cost of dredging Lot C. More information about the meetings is in this newsletter.

I look forward to seeing you at the meetings and hearing your views.

Linda Armstrong,
LPCA President

Permitting funds approved

LPCA property owners have approved spending up to \$75,000 of LPCA funds to get the permits needed to dredge Lot C. The vote was 166 Yes (66%) to 84.5 No (34%).

Vote on authorizing LPCA funds

	Yes	No	Total	% Yes
Division-1 and View Tracts lots	72	81.5	153.5	47 %
Division 2-3-4 lots	94	3	97	97 %
All lots	166	84.5	250.5	66 %

In a matching ballot, Division 2-3-4 property owners approved spending up to \$75,000 of Architectural Committee funds to get the permits needed to dredge the canal areas south of Lot C. That vote was 90 Yes (98%) to 2 No (2%).

Vote on authorizing Architectural Committee funds

	Yes	No	Total	% Yes
Division 2-3-4 lots	90	2	92	98 %

The two ballots together provide up to \$150,000 for permitting. The twin votes also affirmed the agreement between LPCA and the Divisions 2-3-4 Architectural Committee that each will pay half of all the costs of permitting the dredging of Lot C and the canal areas south of Lot C. As we will be applying for one set of permits to cover both areas, it is sensible to split all permitting costs 50:50. Permitting is expected to take 2 to 3 years.

Community meetings to be held May 9 and 12, to hear member views about how to share the costs of dredging Lot C. Come, listen, present your views.

The LPCA Board has pledged to provide the community a proposal on how to share the costs of dredging Lot C among all LPCA members, by October 15th. The sharing of the Lot C dredging costs has long been a controversial matter. The board intends to then submit its proposal to the membership for approval.

Community meetings May 9 and 12: As Step 1, the board will hold two community meetings: *Wednesday evening, May 9th (6:30 PM) and Saturday morning, May 12th (10 AM)* to give lot owners opportunity to present to the board their views on how to share the cost of dredging Lot C. (Meetings will be at the Greenbank Progressive Club, as usual.) All LPCA members are invited to these meetings and, if you wish, to present your views to the board.

If you want to speak up but attending is not practical, send us your views in writing, by mail (to: LPCA President, PO Box 123, Greenbank WA 98253) or by e-mail (lpic@whidbey.net). (Please provide or reference all documents and data referred to in your written statement.)

All views and all presenters will be treated with respect. Presentations will be directed to the board, and issues will not be disputed.

Ground rules for these meetings: To maintain decorum and to allow all presenters to make their presentations without disruption the board is setting the following meeting guidelines.

- Purpose of the meetings is fact-finding for the board. All presentations and conversations will be held with the board. Board members may ask clarifying questions, but will not challenge the arguments being presented to them. The meeting is not intended for discussions among presenters or with others in the audience.
- All views are welcome: The meetings will be conducted with respect for everyone present: presenters, others in attendance, and board members. All views will be heard respectfully. Interruptions, disruptions, arguments between presenters or with others in the audience will not be permitted.
- Joint presentations: The board encourages joint presentations from LPCA members who share common views.
- Identify any documents you refer to: All documents and data that you refer to should be provided to the board at the start or close of the presentation.
- Time limits: Members intending to make presentations will be asked to sign up at the start of the meeting. To allow time for all presenters, presentations will be limited to 5 minutes, especially if there are many presenters.
- Decorum: The president will run the meeting and maintain decorum. The president's rulings on process and conduct will be final. The secretary will keep a record of presentations.

Ballots mailed out to vote on the proposed 2007-08 budget and an offer to buy part of LPCA-owned Lot EE.

LPCA has just mailed all members two ballots (in one mailing). Ballots are due back May 1st.

One ballot is to vote on next year's budget. For 2007-08, the board is recommending that our annual assessment rate remain unchanged, at \$120 per lot.

The second ballot is to vote on whether LPCA should sell off a strip of our Lot EE. LPCA has received an offer from Tom Baenen and Page Gilbert-Baenen to buy from us a 20-ft wide strip of our Lot EE. Along with the ballot you will find an analysis of the offer and its pros and cons.

Membership meeting called for May 1st to consider next year's budget

This is notice that a brief membership meeting will be held on May 1st, right before the regular monthly board meeting. All members are invited to attend the membership meeting and the board meeting too.

The membership meeting is being convened to consider the proposed 2007-08 budget and receive budget ballots. Budget ballots have been mailed to all members, and by May 1st should have been received back. But the state's Homeowners' Act, at 64.38.25 RCW, requires that the board also call a membership meeting "to consider ..." and to receive hand-delivered ballots. The meeting will be brief. The full ballot count will be announced at the board meeting.

Permitting work starting, three-person in-house team appointed

Permitting is very very complicated. We are looking into having our permit applications prepared for us by an expert consulting firm which would then continue to manage the permitting process. We expect permitting to take between two and three years.

A Lagoon Point permitting team has been appointed to link with the consulting firm and with our several other consultants, and to do whatever permitting-related work is best done in-house. The team is comprised of Bill Brown (Division 4), Bob Vondrachek (Division 2) and Aaron Lowin (Division 1). Bill Brown and Aaron Lowin were appointed by the LPCA president; Bob Vondrachek was appointed by the Architectural Committee.

The permitting is a cooperative activity of the LPCA Board and Divisions 2-3-4 Architectural Committee, working together. All important permitting decisions will be made by the two elected boards. The team's role will be to do technical work, link with our consultants, and advise the LPCA Board and Architectural Committee on decisions that need to be made. The permitting team will report monthly to the two boards, more frequently if warranted. Permitting progress will be reported regularly to the community, through this *News Flash* and the Lagoon Point Newsletter.

Hiring a firm to manage our permitting: The in-house team is now meeting with consulting firms to explain our needs and identify firms that have suitable skills and experience and are interested in bidding to manage our permitting work and provide whatever other services we ask for. Suitable firms will be invited to submit formal proposals.

Limited king salmon season coming this summer - Bill Brown

For the first time in many years our area, Marine Area 9, will likely have a King salmon fishing season. For this we are grateful to (the late) Don Frannett, who over the years attended many Washington Department of Fish and Wildlife meetings and wrote and spoke up persistently for this opportunity.

WDFW has advised us that the soon-to-be-released 2007 fishing regulations will likely allow a limited catch of King salmon in Marine Area 9. Between July 16 and August 15 sport fishers could retain two fish daily, from among hatchery Kings, Chum & Coho, and two Pinks. (WDFW may impose an area-wide catch quota if the take turns out higher than they expect.)

Don Frannett's persistence and arguments for "being allowed our turn" to keep King salmon was finally accepted by Fish and Wildlife, even though the pressure to preserve King salmon has increased. Thanks Don!

Be sure to check the final regulations, which should be available on the WDFW website after May 1. Visit webmaster@dfw.wa.gov.

Watch out for a high sand bar at the channel outlet - Mike Stevens

An uncommonly high sandbar, visible at a +1 tide or higher, has appeared at the outer mouth of the jetty channel, where the channel joins Admiralty Inlet. The bar could be hazardous to boats coming or going on lower tides. It has already proven an obstacle to some boats.

Sandbars sometimes appear at that location in late winter or early spring, after winter storm winds and tides, and they usually disappear by summer, as tides wash the sand elsewhere. This one seems higher than others in the past. Keep an eye out.

LPIC v Raymond et al appeal to be heard May 10th - Linda Armstrong

Division II of the Court of Appeals has scheduled its hearing of defendants' appeal of the LPIC v Raymond case for May 10th (in Tacoma). Both sides presented their briefs some time ago. Oral arguments will not be heard.

Lagoon Point news now posted on our website - Check it out - Aaron Lowin

Check out the new 'Recent News' page on our website. We post news there soon after it happens. This is an improvement over distributing news only through this newsletter, issued every other month.

We will use the new web page to update you on progress on dredging, also developments in the Raymond v LPIC court case, vote results, waterway repairs, boating or fishing restrictions, changed meeting dates, and more.

We will continue to publish this bi-monthly newsletter. We want to stay in touch with all lot owners, but not all have access to our website. Some lesser items in this newsletter will not be put on the website.

Thank You's to our recent community volunteers:

To **Mark Stevens** and his dad, **Mike Stevens**, who contributed several hours to open the culvert valve between Lot A and Lot C and clear out the debris that had accumulated in the culvert. (We close the valve every winter to keep the winter high tides from excessively raising the level of Lot A. We reopen the valve the following spring.)

Thanks also to **Tom Heerhartz**, **Bill Brown**, **Hedy Couret**, **Mike Stevens**, and **Aaron Lowin** for counting the ballots for the vote to approve funds for permitting.

Do we have your address wrong? Tell us and we'll fix it! We can't fix an error we don't know about.

Have you moved? Planning to move? Send us your new address before you move. For every address we use that's not current, the Post Office charges us \$1 extra to notify us of your address change, and they still don't forward your newsletter. Until we get your address correction the Post office keeps charging us.

Send your address change to: LPCA, PO Box 123, Greenbank WA 98253, or by e-mail to lpic@whidbey.net.

Better yet, let us send this newsletter direct to your computer . . .

Join the many Lagoon Pointers who now get the LPCA Newsletter by e-mail. You'll get the newsletter faster, and won't have to trudge through the snow to your mailbox. LPCA saves \$0.80 - 1.00 for each copy we don't have to print and mail.

Send your request for e-mail delivery to us at: lpic@whidbey.net.

We do post the newsletter on our website: www.lagoonpoint.com, but the web posting is delayed. Better to get the newsletter by e-mail.

Suggestions for the Board ? Questions ? Contact your Area Representative

Your 2007 Board members are:

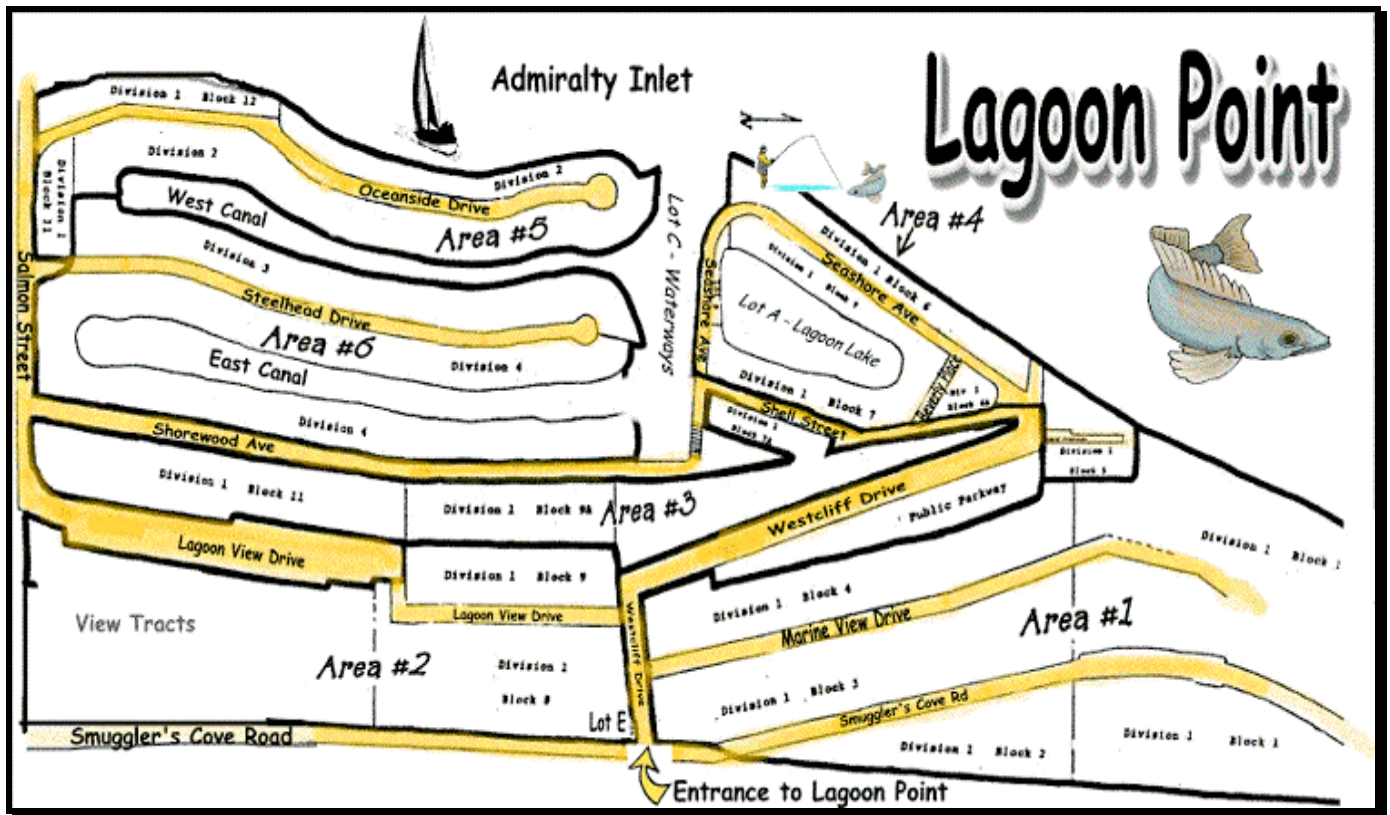
President	Linda Armstrong	C 206-795-3487 at LP: 678-1425	lindaarms@earthlink.net
Vice Pres	Mike Stevens	206-542-7139 at LP: 678-3689	mikestevensfrb@aol.com
Treasurer	Janet Bondelid	222-3182	jsbond@whidbey.com
Asst Treas	Bill Schmid	222-3305	schmid@whidbey.com
Secretary	Aaron Lowin	C 206-498-8090 at LP: 678-1425	alowin@earthlink.net
Asst Sec'y	- vacant -		
Area 1 Rep	Bob Vierra	678-6310	Use schmid2@whidbey.com
Area 2 Rep	Page Gilbert-Baenen	222-3104	pagegb@whidbey.net
Area 3 Rep	Roy Blackwell	360-321-2014 C 425-210-4180	Chydro@aol.com
Area 4 Rep	Todd Brunner	425-771-5148 ext 23	todd@brunnerconstruction.com
Area 5 Rep	Tom Heerhartz	678-7787	pheer@whidbey.com
Area 6 Rep	Bill Brown	222-3178	bbrown99@whidbey.com

Community Announcements

THE BULLETIN BOARD

*Space is limited. Ads will run once unless otherwise arranged.
To add or end an ad e-mail us at lpic@whidbey.net or call 678-1425*

- South Whidbey Pet Nanny- I will pet sit at your home. Licensed and insured
Call for free estimate and info - Robyn Wozab 360.661.5837 or wozabs@aol.com (April)
- Lot for sale – east side of Shorewood Avenue. Has approved septic tank system.
Best offer over \$80,000. Contact Don Thomas (owner): (206) 729-3742 (April)
- Our property at 3499 Smugglers Cove Road is for sale, \$415,000. Contact our agent, Amanda Remmen, at
Coldwell Banker Tara, 360-221-0143. Chuck and Judy Prochaska (April)
- Need sewing done? Embarrassed by droopy seams? Experienced seamstress - will prepare what you would
like done. Many baby afghans, a few baby quilts made up, can take orders, great handmade gifts for a shower.
Monica Vierra 678-6310 (nx)



LAGOON POINT COMMUNITY ASSOCIATION
 P.O. Box 123
 GREENBANK, WA 98253
 RETURN SERVICE REQUESTED

U.S. Postage
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 Permit 1



Upcoming board planning meetings: Tuesdays at 7 PM:
 April 24, May 29, June 26
Upcoming regular board meetings: Tuesdays at 6:30:
 May 1, June 5, July 10