

Lagoon Point Newsletter

November-December 2006

Two upcoming community events:

Santa himself is coming to Lagoon Point. So don't pout. Chris Chan reminds everyone that on Thursday December 14 our own Central Whidbey Island Fire & Rescue Santa will once again be touring the Lagoon Point neighborhood. Tour will begin around 5:30 PM, weather permitting. For further information call Santa at CWIF&R (678-3602). And be nice!

Our annual Winter Potluck Dessert get-together will be held Tuesday, December 5th, at the Greenbank Clubhouse, 7 PM (right after a brief board meeting). Come join us and your friends and neighbors.

Please bring a dessert to share and several items of canned or packaged foods for the Greenbank Food Bank.

LPIC will as usual provide plates, utensils, coffee and tea, hot cups and cold pop. Someone is bringing ice cream. See you on December 5th. Yum.

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

Board agenda-planning meetings: Thursday January 4th, then Tuesdays January 30th and February 27th, all 7 PM at Linda Armstrong's home: 3412 Marine View Drive.

Regular monthly board meetings: Wednesday January 10th, then Tuesdays February 6 and March 6, all 6:30 PM at the Greenbank Clubhouse.

From the President – Linda Armstrong

Dear Friends and Neighbors,

Best wishes to you and to your families and friends for the winter season and family festivities -- and thanks for your show of confidence in this board in re-electing many of us to our current positions. Later in this newsletter you will read Mike Stevens' account of the activities of the board and major happenings this year. I must say that I feel pleasure in recalling them, and even more pleasure in watching the way in which our community is coming together. From agreeing that an assessment increase was necessary to build up our long-term reserves, to a spontaneous and dramatic salvage of a large dock that appeared out of nowhere and was a hazard to navigation, we have proved ourselves a credit to democratic governance and a fine example of neighborly cooperation.

I look forward to seeing you at the Holiday Dessert Potluck party on Dec. 5th after our brief board meeting. And, as always, don't hesitate to call to talk or ask questions about our beautiful Lagoon Point.

Happy Holidays to one and all.

- Linda

Schedule for 2007 Board meetings

At its November 2006 meeting the board adopted the following calendar for 2007.

	Planning meeting	Regular meeting	Other events
January	Jan 4 (Thursday)	Jan 10 (Wednesday)	
February	Jan 30	Feb 6	
March	Feb 27	Mar 6	
April	Mar 27	Apr 3	
May	Apr 24	May 1	
June	May 29	Jun 5	
July	Jun 26	Jul 10	Sat July 7: LP Garage Sale
August	Jul 31	Aug 7	
September	Sep 6 (Thursday)	Sep 11	Sat Sept 1: Fishing Derby Tues, Sept 11, 6:30: our LPIC Annual Mtg
October	Sep 25	Oct 2	
November	Nov 6	Nov 13	
December	Nov 27	Dec 4	Dec 4: Brief Bd mtg, then LPIC Dessert Potluck
January 2008	Jan 3	Jan 8	

All board planning meetings are Tuesdays, 7 PM, unless announced otherwise.
All board regular meetings are Tuesdays, 6:30 PM, unless announced otherwise.

A Lot Happened in 2006 - by Mike Stevens

Dredging - Last summer the lot owners authorized the board to spend up to \$5,000 from the Long Term Reserve Fund to develop an initial design for the scope and size of the dredging of our commonly-owned Lot C. Divisions 2, 3 and 4 approved funds for similarly scoping the dredging the north ends of the East and West Canals adjacent to Lot C. The initial scoping project is a cooperative effort of the two community associations. The initial design should be available in early 2007.

Annual Budget – In May lot owners approved an annual budget of \$62,760 along with an assessment of \$120 per lot. This budget enables us to add an additional \$30,000 per year to our Long Term Reserve Fund, to be used for major projects such as dredging, bridge repair, and jetty repair. The Long Term Reserve Fund currently has a balance of about \$95,000, including the \$34,000 transferred from the old LPIC 'Club Account' as approved by lot owner vote last summer. This budget sets a good precedent for each year more adequately funding our long-term maintenance and repair needs.

LPIC v. Raymond lawsuit In December 2005 the Island County Superior Court decided this important case in favor of LPIC. The court held that all Lagoon Point lot owners are indeed responsible for maintaining our common properties, and in particular that the cost of maintaining the jetty is to be paid equally by all lot owners. In early 2006 defendants appealed the ruling to the state appeals court. The appeals ruling may come some time in 2007.

Bridge – In 2005 concerns were raised about the safety of the bridge. In April 2006 the Board hired an engineer who inspected the bridge and confirmed that the 'bents' that carry much of the bridge load are generally in good shape. New signage (Stop Signs) was placed on each side of the bridge in September to help reduce the impact of vehicle traffic on the bridge structure.

Stibre Boarding Float – The Stibre dock, built in 1980, had become very worn and unsafe. The dock was dismantled and the scrap taken away.

Fishing Derby – 54 prizes were handed out to the kids who fished and/or attended the picnic following the derby. Only two salmon were caught by the adults, only one of these by someone who had bought a derby ticket!

Bylaws Changes – Vote now underway. Results will be announced shortly. Check our website in December.

Distributing the newsletter by e-mail – Early this year we began to encourage lot owners to receive their Lagoon Point Newsletter by e-mail instead of US Postal mail. By e-mail the newsletter gets to you more quickly and we save 0.80 - \$1.00 per copy not mailed. About a hundred of the 400 or so newsletters sent per issue now go out by e-mail. Next year we will continue to promote e-mail distribution, also more use of the website to get information out to you pronto.

What to do with Lots E/EE – With the approval of the new budget and its increased funding for the long-term reserve account it may be unnecessary to sell these lots. Several lot owners have stated a preference to keep lots E/EE as they protect and enhance the beauty of the entrance to Lagoon Point. E and EE would be sold only if the lot owners by ballot approved a sale.

Slow progress on the found docks - Linda Armstrong

You will recall that two months back we rescued from Admiralty Inlet a series of twelve linked docks, each 20' long x 6' wide, Floating low in Admiralty Inlet they posed a serious hazard to marine navigation, so our volunteers brought them into the central basin and tied them to our community pilings east of the boat launches. The docks belong to WA Parks and Recreation, and they had been tied up at a Parks maintenance facility east of Deception Pass, but came loose one night and floated first west through Deception Pass, then south maybe 40 miles. The docks need work. Parks came to Lagoon Point for a site visit and said It would be very costly for them to recover the docks from our waterway. They would consider giving them to LPIC.

Yes, we might like to keep the docks. So we have been trying to find out informally whether the permitting agencies would allow us permits to locate the docks at our community pilings, just east of the boat launch area. Those pilings were always intended to hold a community dock.

For now, LPIC has not accepted ownership of the docks from WA Parks. We would do so only if permitting looks promising. I have explained this problem to WA Parks, and for now they understand our situation.

WA Fish and Wildlife appears to be the crucial permitting agency for this particular matter, and I contacted them weeks ago. A WA F&W permitter came for a site visit two weeks ago, and indicated that the crucial issue was whether there was eelgrass below where the docks are tied up. As it happens, we had had a biological survey done of the entire central basin one year previous, that to begin planning for dredging the basin. I contacted Amy Leitman, our biologist, and she is fast preparing a map of the basin, showing the eelgrass locations. When we get the eelgrass map, shortly, I will pass it on to the permitter at WA F&W, and we will discuss what it shows and what it would take to get the docks permitted, if that is possible.

If permitting looks promising I will ask the board to come up with a proposal for a community vote on keeping the docks. The proposal would set out the uses of the docks and the pros and cons of having them, and would estimate the direct costs of permitting and repair and the future costs of maintenance. If the community approves we would proceed on ownership, permitting and repair.

Results of election for 2007 Board - Aaron Lowin

Voting for LPIC board members is now done entirely by mail. Mailed-in ballots were counted November 14th, and the results announced at that evening's board meeting.

We received back some 183 votes, about 35 percent of the 523 votes available. (There is one vote for each lot in our 523-lot community.) Numbers of votes for area reps are much lower as area reps are elected by only the lot owners in their area. Seven voters used the secret balloting option.

None of the positions was contested. Numbers of Yes votes are as follows.

President	Linda Armstrong	180	Secretary	Aaron Lowin	177
Vice-president	Mike Stevens	175	Area 1 Rep	Bill Schmid	37
Treasurer	Janet Bondelid	176	Area 5 Rep	Tom Heerhartz	32

No final result as yet on the bylaw amendments vote

The bylaw amendment vote will be announced after November 28th, the last day to return ballots. Most ballots have now been returned, but in consideration of the members who have yet to vote, the board decided to not announce any partial count of the votes. We will post the vote results on the website soon as possible.

Update on dredging - Linda Armstrong

We continue to make progress. Contracts with Amy Leitman, our consultant biologist, and Jim Johannessen, our consultant marine geologist, were signed last month. Amy Leitman is mapping and writing up the biologic data she'd collected on site September 2005. Jim Johannessen's assignment is to design for us an initial dredging scope: the boundaries and depths for the proposed dredging of the central silting basin.

In early November the joint LPIC and Divisions 2-3-4 dredging committee met with Jim Johannessen to set out our requirements for the dredging, to review historic data about central basin depths, and to review concepts about the initial dredging scope. In the next few weeks, Jim Johannessen and Amy Leitman will combine their geologic and biologic survey data, and Jim will devise for us a proposed dredging scope that maximizes years of use and minimizes damage to eelgrass. He will also estimate cubic yards to be dredged and how many years the new dredging should serve us.

We plan to then work with Amy Leitman on how to compensate for destroyed eelgrass (this is called 'mitigation') and with Jim Johannessen on how to dispose of the dredging spoils. When our owner communities concur on these matters we will have a specific work plan and can begin applying for permits. Permitting often takes two years or longer.

Working out the mitigation and spoils disposal issues and applying for permits (and then refining our design to meet the permitters' concerns) will require a sizeable expenditure from the long term reserve fund. You can be sure that the board will hold community meetings to hear your views on the proposed scope and the other project features before we go out for a funding vote to complete the planning and do the permitting.

Check out our updated Lagoon Point website (www.lagoonpoint.com)

We've updated a few of our website pages, and there's more to come. Our website had become somewhat stale the last few years, through inattention. Our thanks to our volunteer webmaster, Howard Austin, for his work updating and maintaining the website. Thanks, Howard!

The board, at its November meeting, discussed the website and decided to re-activate its use for distributing community information to our members, prospective property buyers and the world at large.

In the near-future you should be seeing a new and more current Current Events page. We will be using the page to post updates on common area projects such as dredging, the found dock, or jetty repair, also outcomes of voting, upcoming community get-togethers, road repairs, storm damage, etc.

Might you be interested in being our web editor? We are looking to recruit a webpage editor to manage the website content for us. We have an enthusiastic webmaster, so the editor doesn't have to know much about the technical side of web pages. –the webmaster does all that. The editor will be responsible for recruiting web page items from other authors, reviewing the content, and staying in touch with our webmaster and our board president.

Give us a call if you might be interested,

Thank You's to our recent community volunteers:

For updating our Lagoon Point website: *Howard Austin*

For counting 2007 board and bylaws amendment ballots: *Mike Stevens, Page Gilbert-Baenen, Bill Schmid*

And our apology to *Bruce Heckenberg* for inadvertently omitting your name in the found docks recovery volunteers list in the last newsletter. Thank you, Bruce!

Suggestions for the Board ? Questions ? Contact your Area Representative

Area 1 Bob Vierra 360-678-6310

Area 2 Page Gilbert-Baenen 360-222-3104

Area 3 Roy Blackwell 425-347-9312

Area 4 Todd Brunner 425-771-5148 ext 23

Area 5 Tom Heerhartz 360-678-7787

Area 6 Bill Brown 360-222-3178

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 or to forward your newsletter. And until we get that correction the Post office keeps charging us. Send your address change to: LPIC, PO Box 123, Greenbank WA 98253

Better yet, let us send this newsletter direct to your computer! Join your fellow Lagoon Pointers who are signing up to get the LPIC Newsletter by e-mail. You'll get the newsletter faster, and not have to trudge to the mailbox. LPIC saves \$0.80 to 1.00 for each copy we don't print and mail.

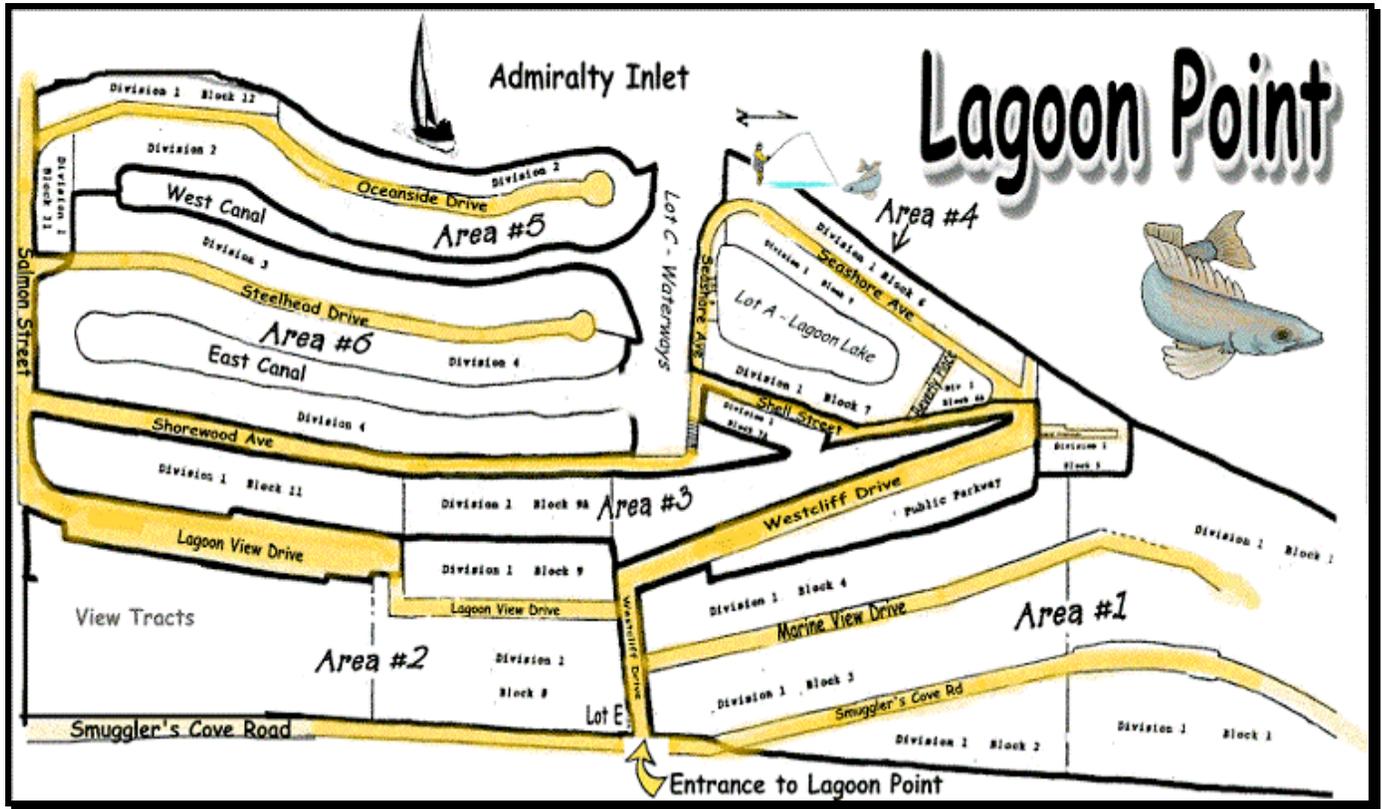
Send your request for e-mail delivery to us at: lpic@whidbey.net .

We do post the newsletter on our website: www.lagoonpoint.com , but that posting is a bit delayed, so notification of upcoming meetings is delayed, and you have to navigate to our website to read the newsletter. Better to get the newsletter by e-mail.

Community Announcements

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

- Year-round moorage available at new 50' dock and ramp at Lagoon Point, 3765 Steelhead Dr. Water and electricity available next spring. Will rent the whole 50' for \$175/month starting now, or \$200/month starting in the spring. References, written agreement, and insurance certificate required. Mary Hollen: (360) 730-1653.
- For sale: Lot 54 on Shorewood Ave with 36' boat slip \$265,000. Details at www.iknowhomes.com
Contact Corrina Westermann, Windermere real estate/Lake Stevens 425-870-6687
(This ad was placed by the lot owner, not by the RE agent.)
- Need sewing done? Embarrassed by droopy seams? Experienced seamstress here. Many baby afghans, a few baby quilts made up, can take orders, great handmade gifts for a shower. Monica Vierra 678-6310 (nx)



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 Tuesdays January 30 and February 27, all 7 PM

Next regular Board meetings: Wednesday: January 10,
 then Tuesdays February 6 and March 6, all 6:30 PM