

Lagoon Point Newsletter

September – October 2005

Coming soon to a mailbox near you: Your ballot for Board elections (*More info inside*)

Holiday potluck early this year: Tuesday December 6, 7:15 PM: dessert potluck and Thank You party to recognize this year's volunteers. (Right after a brief Board meeting). Greenbank Community Center as usual. Bring a dessert to share and a donation for the Greenbank Food Bank.

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: Tuesday, October 25, Tuesday November 29, and Thursday, January 5, 2006, all at Linda Armstrong's home (presuming Linda is re-elected). Linda's home is at 3412 Marine View Drive. If planning to come please call Linda ahead: 678-1425

Regular monthly Board meetings: Tuesdays, November 1, December 6 and January 10, 2006 (Happy New Year !), all at the Greenbank Clubhouse.

From the President – Linda Armstrong

October is emerging as a month of much activity in our community and progress. Amy Leitman and Jim Johanneson and their firms carried out for us biologic and geologic (topographic) surveys of our jointly-owned Lot C and portions of the private waterway areas just south of Lot C. The LPIC Board in late-August approved funding for the Lot C portions of the survey work, and Division 2-3-4 lot owners very quickly similarly approved funding for the work done on the private areas south of Lot C. We expect to receive the first data next month, and with the data we will be in a better position to begin discussing where to dredge, how much, and who shall pay. And we will need the data later, when we apply for dredging permits.

We have as yet no community-wide agreement on how much owners of lots in different parts of Lagoon Point should pay for dredging Lot C. The Board's approval of funding for the Lot C studies included this statement: "When the Lagoon Point community (later) comes to agreement on a formula for allocating the costs of dredging Lot C among all Lagoon Point lots, or if a cost-allocation is set by the courts, any Lagoon Point lot owner who had paid more than her or his proper share for the studies of Lot C shall be credited with such overpayment."

On October 25th the LPIC v. Raymond et. al trial is scheduled to be heard in Island County Superior Court, in Coupeville. The outcome of the trial should settle the important question of whether Division 1 and View Tracts lot owners are obligated to pay at all for maintenance of the Lot C waterway, including the jetties (and dredging). The court's decision should thus settle some of the maintenance responsibility questions that have dogged our community for years.

And late in October, Craig Powell of Sealevel Bulkhead Builders should be completing a minor repair to the north wall of the north jetty. He will be putting back on the jetty the few large boulders placed there in 2004 that have since fallen out.

What with all this activity, I look forward to getting past the ghosts and goblins of Halloween Eve and heading toward our national day of Thanksgiving.

From the Treasurer – Bill Schmid

Thank You ALL from your Treasurer and your entire Board. Your financial response this summer has been outstanding.

Some 95 percent of our 2005-06 annual assessments have already been sent in. With the income to date this year's budgets for Administration and Maintenance are fully funded, as are all the amounts scheduled to be added to our Long Term Reserve Funds, except for \$1820 still to go for the Dredging Reserve Fund.

As of October 1st, some 23 lot owners remained delinquent on their 2005-06 annual assessments (total owed \$1,820), with 7 delinquent on their 2005-06 Division 2,3,4 Waterway Assessments (total owed here is \$126). The only other significant outstanding unpaid amount is the \$1950 that 7 lot owners still owe us for the October 2003 jetty repair assessment, plus their accrued penalty fees of \$1518.

All 27 accounts delinquent on October 1st have been charged late fees, in accord with our Bylaws. Overdue notice bills were mailed to those lot owners on October 10th. We have not had to put any new liens on properties.

Yummy holiday party and volunteers Thank You: Dessert potluck, 7:15 PM Tuesday December 6th

This simple party arrangement worked so well last year, we'd like to repeat it. We will have a dessert-only holiday potluck at 7:15 PM Tuesday December 6th, immediately following a brief Board meeting at 6:30. The party is to recognize and thank the many people who have during the year volunteered for one or another of our community projects and chores.

Bring a dessert to share, and several items for the Greenbank Food Bank. LPIC will provide your plates, forks, napkins, hot and cold drinks (BYOB). See you December 6th, 7:15 PM.

And this year's Fishing Derby winners were . . .

1st place	Al Kamara	11lb 3 oz	\$150	4th	Craig Willis	9 lb 4oz	\$40
2nd	Bert Pack	9 lb 14 oz	\$100	5th	John Norris	8 lb 7oz	\$20
3 rd	Davis Katsandres	9 lb 10oz	\$50				

Those of you who joined in the festivities down on Lot C know that we also gave out many, many kids' prizes, one to every customer as they say. And even so we better than broke even. See you again next Derby Day.

Yes. We have candidates for all nine LPIC Board positions up for election for 2006.

The annual LPIC Membership Meeting was held Tuesday evening, September 13, at the Greenbank Clubhouse. Now that all LPIC voting is done by mail, the principal purpose of this year's Annual Membership Meeting was to set the slate of candidates who will run for election for next year's Board.

Attendance was sparse: 7 LPIC members and 10 of the 12 Board members. Ernie Clayton, chair of the Nominating Committee, reported the nominations shown below. No nominations were offered from the floor. The President thanked the Nominating Committee for its work and declared that all nominations would be on the ballot.

Nominations for election for 2006 Board

President	Linda Armstrong	Asst Secretary	Paula Ratcliff
Vice President	Mike Stevens	Area 2 Rep	Page Gilbert-Baenen
Treasurer	Janet Bondelid	Area 4 Rep	Todd Brunner
Asst Treasurer	Paulette Clayton	Area 6 Rep	Bill Brown
Secretary	Aaron Lowin		

This year's elections process: The Board election will occur later than in previous years. The election was moved to late fall to shrink the 'lame duck' period during which old Board members still serve though next year's Board members have already been elected. During a 'lame duck' period it's harder for the Board to make difficult decisions. (This change was enacted in the bylaws revisions we approved earlier this year.)

Your ballot will be mailed to you in late October, and due back by Monday November 28th. Ballots postmarked after November 28th will not be counted. Election results will be reported at the December 6th Board meeting and in the next Newsletter.

Brief statements from the Board candidates (You will also get these with your ballot)

Linda Armstrong – candidate for President I am running for LPIC President because I would like to continue the forward motion our community has made this year toward settling our most pressing issue: Where to dredge, how much to dredge, and who should pay how much for the dredging. The "Who should pay" question should be cleared up somewhat by the outcome of the LPIC v. Raymond suit, but other parts of this vexing question will still be left for us to work out. I have now served on the Board three years. I was first elected in 2003 and served two years as Secretary, then this last year as President. I believe I have a clear sense of the issues and a fair-minded approach to the process of coming to community agreements on maintaining our jointly-owned properties.

Mike Stevens – candidate for Vice President My wife and I have owned a lot on Lagoon Lake since 1972. We are both retired and reside in Shoreline, Washington when we are not at our Lagoon Point cabin. I have been the Area 4 Representative since October 2003. Among the many upcoming tasks the Board has two major challenges facing the community. The first is to prepare a new dredging proposal for the Lot C Waterway recognizing that a majority of the lot owners rejected the two very different proposals in 2004. The upcoming court case may clarify this issue. The second major task will be to develop proposals to ensure that the bridge is safe for vehicle traffic. In both cases the Board will prepare the proposals using input from the lot owners. The lot owners will vote to decide whether the proposals should be implemented.

Janet Bondelid – candidate for Treasurer I have been a Lagoon Point resident since 1997. I love living in this unique neighborhood, and I want to help preserve it as a wonderful place to live. My work and volunteer background have given me the skills to be an effective treasurer for Lagoon Point. Bill Schmid has set a great example of organization for the Lagoon Point Treasurer and I hope to follow in his footsteps.

Paulette Clayton – candidate for Assistant Treasurer My husband, Ernie, and I have owned property at Lagoon Pt for over 10 years and have followed with interest the changes and challenges around our community. Our first Lagoon Point home was on Shell Street and we loved the area so much that we decided to move to Oceanside Drive full time in 2002. I am running for Assistant Treasurer because I enjoy the detail of maintaining accurate records and especially look forward to working with Janet Bondelid, as well as the rest of the Board. Lagoon Pt is a unique community and I believe that we have the responsibility to maintain it's amenities today and leave it a better community for future home owners.

Aaron Lowin – candidate for Secretary I've been active in Lagoon Point community governance for the last 5 years, this last year as LPIC Secretary. I keep the Board minutes, answer much of your correspondence, and prepare this Newsletter from items written by others. And I've spent many hours organizing our old records into a Lagoon Point archive so that we and our children's children can discover the history of our community.

I'm proud of the governance improvements I've pressed for this last year: your mail ballots now kept secret if you wish, all Board meetings open to all LPIC members and announced well in advance (read the box on Page 1 of this newsletter), meeting agendas given to all who attend, and opportunity for you to speak at the start of each Board meeting. Also, the Board now tries to politely answer all your correspondence, and we now make this Newsletter and Board Minutes available to you by e-mail if you so prefer.

Paula Ratcliff – candidate for Assistant Secretary I've been on the Board now for about three years, serving as Assistant Secretary. My background has always been secretarial. Currently, at work I am an administrative assistant and bookkeeper at a local church.

Page Gilbert-Baenen – candidate for Area 2 Representative Of my 24 years as a Whidbey Island property owner, 15 years have been as a resident of Lagoon Point. For the past five months I have been serving the balance of a term as the appointed representative of Area 2 on the LPIC Board. I am now running for a full term in that position. The work of any community association like ours is the level of thoughtful participation on the part of as many of its members as possible. While I am not an expert on any particular subject as it relates to a group of homeowners and their association, I am considered a good listener. As such, I am willing to contribute my service at this time if you elect me. I see my role as carrying to the LPIC board any concerns or appreciations you wish to convey. In return, I will communicate back to you through the LPIC newsletter, website or your email should you wish to provide it. My votes as a member of the LPIC Board will be cast based on that information and exchange of communication.

Todd Brunner – candidate for Area 4 Rep My family has been a property owner at Lagoon Point since 1976. We are long-time Washingtonians, my mother's family moving to Roslyn in the 1880's and my father's arriving in Oregon City about the same time. My family has been spending summers on Whidbey since the 1950s. I have been active in the Lagoon Point community for the past twenty years. My permanent residence is at Picnic Point, just south of Mukilteo. My wife and I have two sons in high school in the Mukilteo School District. I am president of Brunner Construction Company, with our office located in Lynnwood near the new Convention Center which we helped build. I am also the Chairman of the Board of the South Snohomish Chamber of Commerce, active in regional economic development organizations, and am a member of the Lynnwood Rotary.

Bill Brown – candidate for Area 6 Rep I moved to Lagoon Point from Vermont in April 2004 with my wife Jill and a pack of greyhounds. I am recently retired and live here full time, which makes me readily available for LPIC meetings and volunteer assignments. I feel the primary responsibility of an area rep. is to keep current on the interests of area lot owners and to vigorously represent those interests from within the LPIC board. Absent a contrary consensus from the area 6 constituency, I would be guided by my personal views of what should be done. These views are summarized as follows: Preserve/enhance property values. Exercise financial prudence and responsibility. Seek a peaceful coexistence among the conflicted Lagoon Point interest groups. Maintain the waterway or else it will turn back into a salt marsh.

Community spirit: We thank these volunteers for their contributions to the community

Fishing derby: Bob Vierra, Bill Schmid, and an anonymous donor for kids' prizes

Helping the LP waterway survey contractors: Steve Bondelid, Bill Brown and Tom Lawson for manning the survey boats and holding them steady through wind and yet more wind, to Steve (again) and Bob Von Drachek for providing the boats, and to Frank Roberts for his uplifting spirits at the end of a long day.

News from Divisions 2-3-4

1. Divisions 2, 3, and 4 have approved initial covenant amendments

Divisions 2, 3, and 4 lot owners in June each approved materially the same initial amendments. (The three divisions have had separate covenants.) One amendment removed the clause that held the covenants unchanged for a set number of years, before they could be amended. Lot owners may now amend their covenants whenever they vote to do so. By the second amendment changes in Division 2-3-4 Waterway assessments and decisions to spend Waterway funds must be approved by the lot owners.

Voter turnout was a strong 70 percent. (The amendments, to pass, had to be approved by majorities of the lot owners in each division.) The amendment to allow the covenants be amended at any time was approved by 65 percent of all 173 Division 2-3-4 lot owners, 4 percent voted No, 31 percent didn't vote. The Waterway Fund amendment was approved by 61 percent of all lot owners, with 9 percent voting No, 30 percent not voting.

2. New unified Divisions 2-3-4 covenants have been sent out for lot owners' approval

Once the initial amendments were approved, the Division 2-3-4 covenants committee went to work next on drafting a single set of covenants to apply to all properties in all three divisions. After several months of committee work and lot owner meetings the proposed new unified covenants were sent out recently for lot

owner approval. If you own property in Divisions 2, 3 or 4, please review the proposed covenants you received in the mail and return your vote. Try to return your ballots by October 15th (but a bit later is still OK).

3. Seeking candidates for the Division 2-3-4 Architectural Committee

The new covenants if approved would establish staggered 3-year terms for the three members of the Architectural Committee. One of the three positions would be elected by December 31, 2005. Any Division 2-3-4 property owner who would like to serve on the Architectural Committee or who would like to nominate someone else should contact one of the persons listed below. Contact them by November 1st.

Bob Vondrachek - (360)-678-9367

Bill Charbonneau - (425)-771-6000 (days)

Bert Pack - (360)-678-6652

Frank Roberts - (360)-678-5899

4. Division 2-3-4 lot owners overwhelmingly approved funds for dredging studies

Division 2-3 & 4 lot owners voted 112 to 1 to authorize \$5,000 from the Division 2-3-4 Special Waterway Fund toward the cost of bathymetric and biologic studies of the East and West canals. The two studies were to be done together with similar studies of the Lot C waterway, the latter paid for by LPIC. (Editor's Note: The studies have now been carried out. See *From the President.*)

Spartina –not a pasta



Spartina (above photo) is a fast-growing nasty invasive weed found along waterway banks, including ours. Island County folks came around some time ago and sprayed for *Spartina* along the waterway and canal banks. Curious, we contacted Susan Horton, with the Island County Noxious Weed Board. She replied:

“There is not much *Spartina* at Lagoon Point so if the homeowners are dedicated to its removal then eradication can be achieved in your area. Monitoring and the necessary hand pulling must go on for several years. There are seeds floating around and the root mass is extremely persistent so you never know when or where a new plant might sprout. When we were out there it seemed as though the plants favored the eastern banks of the channels so keep a particularly close eye on those areas. If you need additional information please let me know. Your effort at *Spartina* removal is time well spent in the name of habitat preservation and the preservation of property value.”

The survey team that did the recent biologic survey of our waterway pointed out several clumps (that's why they're biological experts), and your editor has now dug those out. You have to dig out the stuff, root ball and all. If you simply tear off the leaves and discard them the clump will continue to grow and the leaves will happily reproduce.

More on possibly selling lots E and EE

As reported in past newsletters the Board is looking into whether to recommend to the community that we sell these two community-owned lots. E and EE make up the southwest corner at the entry to Lagoon Point.

We have now been advised by two septic system designers/installers, each reviewing old perk results that Bill Schmid found filed with the county, that if combined the two lots could be approved as one building site (neither lot would be approved separately). With this information, the Board will next be seeking estimates of the market value of the two lots combined.

Selling lots E and EE is controversial. Some time back we invited your comments, and we received several e-mails. Every e-mail you sent us was passed on to the Board. Any recommendation by the Board to sell or not sell the lots will be put out for a community vote.

Please do NOT deepen the channel under the bridge. Boat access there may be very limited at low tides. But the ground between the bridge footings holds the footings in place. Digging out any of that ground may allow the bridge footings to move slightly inward, not something we want to see happen.

If its community property and its broke we'll fix it, if someone tells us its broke.

If you notice damage to community property, a vandalized sign, a broken parking lot chain, a loose part on one of the docks, major debris in the waterway, etc., let us know. We can't fix something we don't know about. Call your Area Rep or any of the Board officers. Thank you!

Contact your 2005 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 Mike Stevens 206-542-7139
or 360-678-3689
Area 5 Tom Heerhartz 360-678-7787
Area 6 Janet Bondelid 360-222-3182

We'll gladly send this newsletter direct to your computer ! Close to two dozen folks have now signed up to get the LPIC Newsletter by e-mail. Subscribe by e-mail and you won't have to trudge to the mailbox. We save about \$0.80 on each copy we don't have to print and mail.

For e-mail delivery send us an em (our em address is: lpic@whidbey.net).

By the way, we do also post the newsletter on our website: www.lagoonpoint.com , but that posting is not done promptly, so notification of upcoming meetings is delayed, and you have to go to our website and look up the newsletter. Better to get the newsletter by e-mail.

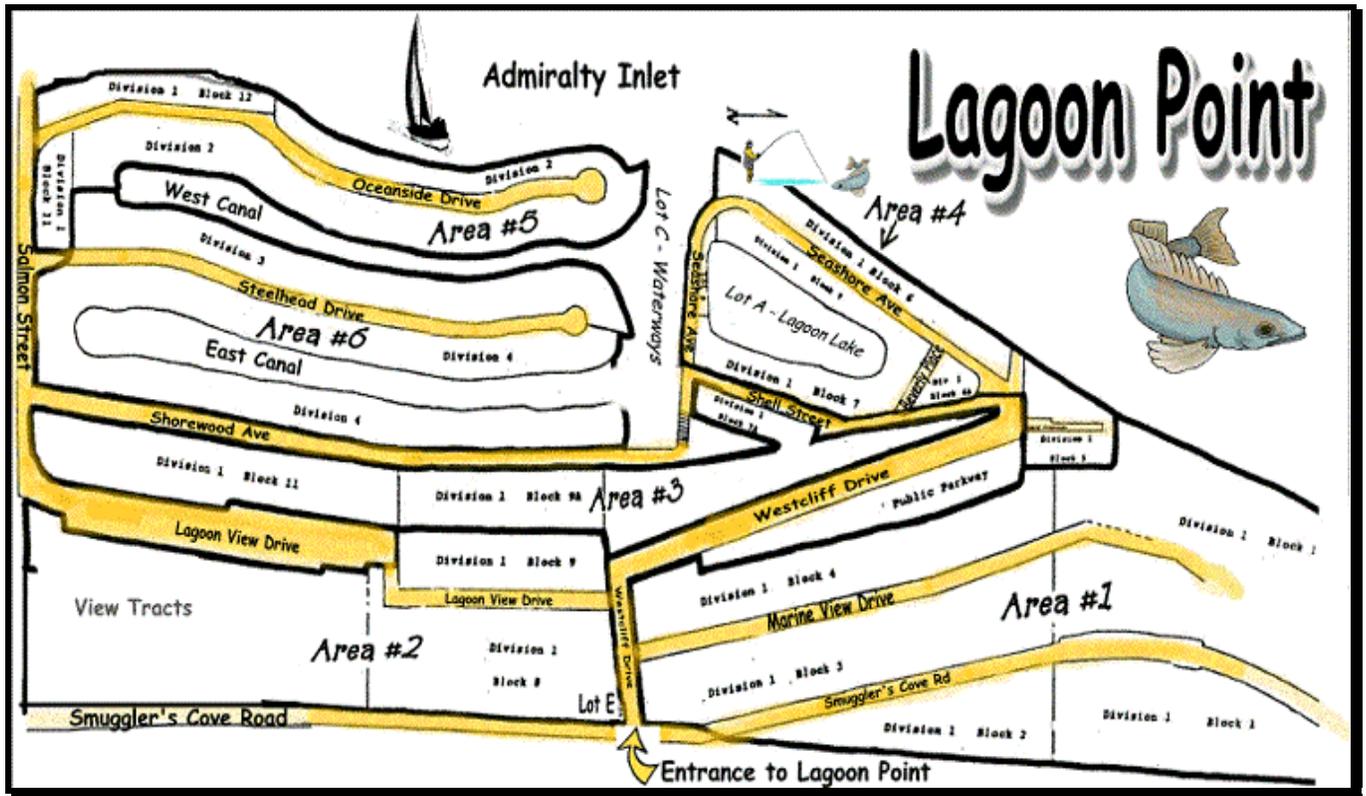
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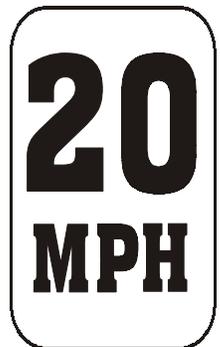


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Thank You for Your
 Cooperation

Holiday dessert potluck and LP volunteers Thank You! *Tuesday December 6, 7:15 PM, Greenbank Community Center. Bring a dessert to share and donation for the Greenbank Food Bank. (More info inside)*

Next Board meetings: *Tuesdays: November 1, December 6, and January 10 (2006 – Happy New Year !)*