

Lagoon Point Newsletter

January 2003

Next regular open Board meeting: Tuesday February 11th at 6:30 p.m. at the Greenbank Clubhouse.

The 2003 Board of Directors

The new 2003 Board of Directors met Tuesday evening January 7th at the Greenbank Clubhouse with a number of LPIC members in attendance. The president read the duties of the officers from the by-laws and also presented procedural instructions. Notable were instructions regarding conduct at meetings. *"The standard shall be "attack the problem not the person". All else is "out of order". Verbal attacks, judgments, presumptions of motive, insults, innuendo, foul, abusive or disrespectful language is "out of order" and will not be permitted at any time by any one present at the meeting."* Also the use and/or misuse of email was discussed.

The board met again January 13th to work on "Phase II" of the by-law project. In addition, at that meeting, Gordon Whitbeck was appointed as Area 6 Representative to replace the Area 6 Co-Area Representatives Beverly Pack, who resigned prior to the January 7th meeting, and Nancy Lawless, who resigned due to her unavailability for a substantial portion of the upcoming year. Beverly had put in considerable time and effort as Secretary from September through December 2002. Nancy provided valuable insight and wisdom in board deliberations. We thank Beverly and Nancy for their time and valuable contributions to LPIC. They will both be missed.

The board met again January 21st to finalize work on "Phase II". In addition Don Shull resigned as Co-Area Representative for Area 4. He will remain on the Beach Security committee. We thank Don for his continued support for the community. Monica Shull is now the "full time" Area 6 Representative.

By-Law Project – Phase II *by Bill Schmid, Vice President*

Considerable progress has been made with Phase II, which focuses on Article 1 (Membership) and Article II (Dues). The by-law committee has gone through several versions and is now in the final stage of ironing out details with the full board. It will be presented for approval of the membership, in accordance with the newly amended procedures for amending by-laws, as soon as the attorney review and the final board review is completed. **Watch for a special mailing** containing a meeting notice, detailed information and a mail-in ballot for this proposed by-law update.

The five proposed constitution amendments, which were submitted by 25 members in good standing, deal with officers and will be addressed in Phase III (Officers, Meetings & Elections), after Phase II is completed.

Volunteers In Action *by Bert Pack, Lagoon Point Waterway Committee*

After hearing about the bridge being green and slick, Ed "Van" Vanderlinden cranked up his pressure washer and gave it a good scrubbing, as usual he did an excellent job. Thanks Ed. Thanks also to Gordon Whitbeck who assisted.

While scouting around in his kayak, Joe Quinn noticed something amiss with some of the pilings that support the bridge. He reported this to Brian Holmes, who called Bert Pack about it. Jeff Clark had also reported the problem. The five pilings that support the most eastern portion of the bridge used to sit on a slab base. The base has sunken and tipped to the west leaving the pilings hanging high and dry (so to speak), supported only by being fastened to the plank retaining wall that keeps the eastern bank from sliding into the water.

Brian Holmes, leading the charge along with his construction crew of Jack Randall, Bob Bennett and Bert Pack, did an EMERGENCY QUICK FIX. They used three of the large planks retrieved from the "Duck Dock" that floated in last winter and was stored on Lot C parking lot. Two of the planks were beveled and wedged between the sunken slab and the base of the pilings. The other was used as a brace to stabilize another piling. The remainder of the large planks are being stored for future use under the bridge. Thanks for another heroic "save" by the "Bridge Crew" a great team of community volunteers.

What is Lagoon Point Improvement Club? *by Andy Messer, President*

Lagoon Point Improvement Club, incorporated June 9, 1960, (also referred to as LPIC, the Club or the Corporation) is a non-profit corporation of the State of Washington. The Lagoon Point Property Owners Resolution of April 1977 ③, passed by a majority of lot owners, delegated to LPIC the power and authority to act as the property manager for the common areas within the Plat of Lagoon Point ①. That delegation was upheld in 1981 in a court case known as the “Hamilton Decision” ④. The 1977 Resolution was amended in 2002 ⑤, and now provides for common area maintenance and improvements to be approved by mail-in ballot by LPIC members, voting by lot. LPIC is also assigned certain other management duties relating to property in Divisions 2, 3 and 4 of the Plat of Lagoon Point, as specified in the restrictive covenants ② unique to those divisions.

LPIC is not a homeowners association, but an independent property management and social organization. Membership in LPIC is available to property owners within the Plat of Lagoon Point upon payment of Club annual dues. Members may vote on Club business, vote on property owner budgets and assessments, vote to elect the board of directors, be elected to the board of directors, and participate in Club social functions. Social memberships are available so that renters may participate in Club social functions. All property owners are obligated to pay property owner’s fees and assessments, regardless of membership in LPIC.

Washington State Law, RCW 24.03 for Non-Profit Corporations ⑥, governs LPIC. The Articles of Incorporation ⑦ specify how the corporation is established under RCW 24.03 and is on file with the Washington Secretary of State.

The Constitution ⑧ and By-Laws of ⑨ LPIC provide the details of how the corporation will be operated in order to carry out its established purpose.

Finally, the by-laws provide the conditions under which Roberts Rules of Order ⑩ will be used to conduct meetings and club business.

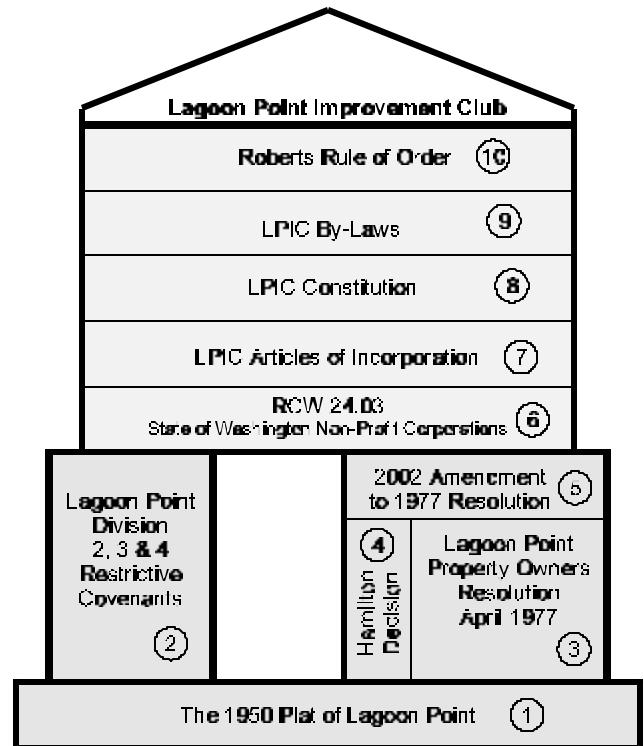


Figure 1 Governing Documents of LPIC

Figure 1 is a diagram of the governing documents that are the foundation and structure of LPIC. The circled numbers relate to the text above. The 1950 Plat of Lagoon Point, including its covenants and restrictions, is at the base. It provides that rules and regulations governing the development, maintenance and upkeep of the common areas may be adopted by a majority of the lot owners. That is the provision that allowed the 1977 Lagoon Point Property Owners Resolution to be created. The 1977 Resolution and the Restrictive Covenants of Division 2,3 & 4 are the pillars of support that grant LPIC the authority to act as the property manager for the lot-owners of Lagoon Point. The remaining documents regulate how LPIC will carry out those duties.

Margie Engstrom (May 1922 - December 2002) by *Monica Shull, Area 4 Representative*

Margie Engstrom, wife of Norm Engstrom and long-time resident of Lagoon Point, passed away on December 3rd at Whidbey General Hospital. Margie was buried near her Ranch in Whitlash, Montana, where she was raised.

Prior to moving to Lagoon Point, she and Norm spent many years in the Bellevue area. They purchased Lagoon Point property in 1975 and eventually moved into their new home in 1988. She will be best remembered for her devotion to her family, her exemplary homemaking skills of cooking and her skills at entertaining.

She loved living at Lagoon Point, especially its close proximity to the water, and the great neighbors that she cherished. When life was simple and the fishing derby "banquet" was held on the vacant lot at Beverly and Seashore, Margie was always involved with organizing and cooking for this annual event. Watching the passing ships and enjoying the marvelous bird life at her front door brought her great pleasure. She was a great fisherman and always looked forward to the pleasures of boating. Her biggest thrill was roaming in their RV. Eastern Washington fishing expeditions in their RV were among her greatest enjoyments along with trips to Arizona, Hood's canal and their ranch in Montana. We extend our sincere condolences to Norm and his family.

This is also an opportunity to recognize the many contributions Norm has made to the community. As one of its older members, he has devoted many hours to making Lagoon Point what it is today. For the last fifteen years, he has mowed the strip on Seashore between the canal and the lagoon. There is a standing expense in the annual budget that we have never had to use as a result of Norm's diligence. In the past, Norm helped maintain the Stibre Dock and build the bulkhead, and was custodian of the "hook". Besides having a current golf handicap of 20 (formerly 13) with two holes in one, and winning the Lotto 1001, he is simply a nice all-around neighbor.

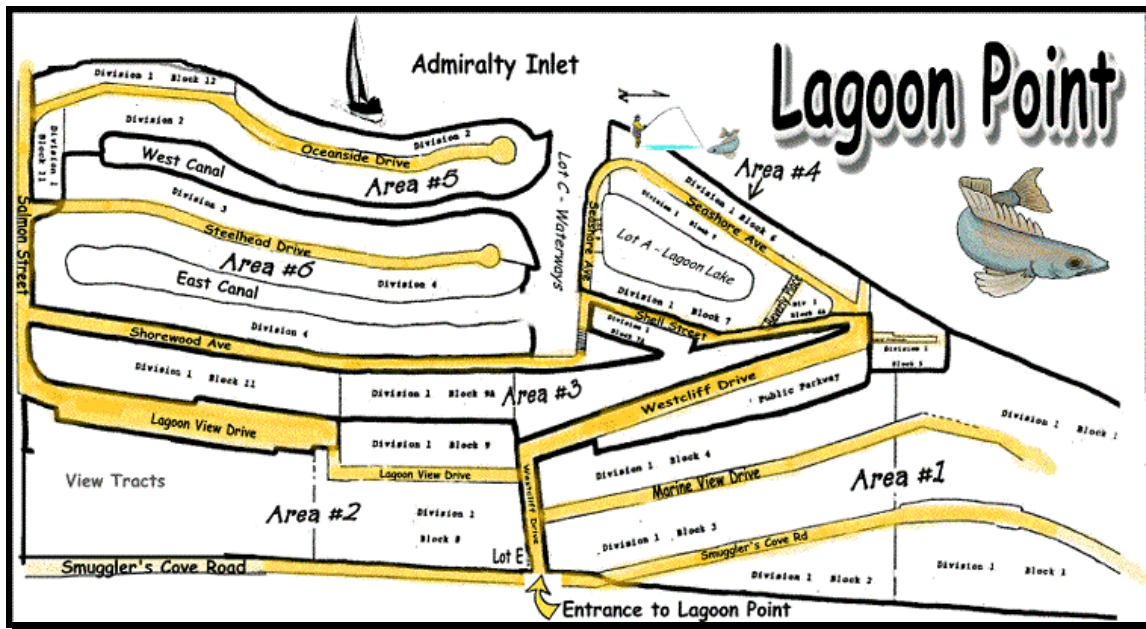
LOST CAT ALERT

Missing since just after Thanksgiving, small, all black long haired cat named Luna. She was wearing a collar but is very shy. She disappeared from a home on Shell Street. If you have seen her, or have taken her in, please Call Niki Sandifer at (206) 604-4272.

BULLETIN BOARD

- Hi, my name is Maddy Ess and I would like to walk or take care of your pets for you. Rates are negotiable & reasonable. 678-2913.
- Need sewing done? Experienced seamstress. Many baby afghans, a few baby quilts made up, can take orders, great handmade gifts for a shower. Call Monica Vierra 678-6310.
- Notary services in Lagoon Point, free for LP'ers. Call Suzanne Hoel 678-6579.
- LP HERON SWEATSHIRTS and T's! Available in several sizes, they Benefit "Neighbors Helping Neighbors", our own voluntary LP help organization. Call Janet, 678-6156.
- Do you need help with any odd jobs around the house? Like babysitting or housekeeping? If so, please call Kelly Ess. 678-2913.
- Dock in East Canal for rent, boat not over 30'. Call (928) 329-6700
- For sale: Natuzzi brown leather sofa, 1-1/2 year old, excellent condition, \$1200 obo, 360 678-5628

If you need to delete your ad, or would like to add an ad, please e-mail: lpic@whidbey.net



Contact your 2003 Area Representative:

- Area 1 Bob Vierra 360-678-6310
- Area 2 Jim Day 360-678-1546 or 206-527-3009
- Area 3 Roy Blackwell 425-347-9312
- Area 4 Monica Shull 360-222-3218
- Area 5 Bob Rodgers 360-678-0770
- Area 6 Gordon Whitbeck 360-222-3210

LAGOON POINT IMPROVEMENT CLUB
 P.O. Box 123
 GREENBANK, WA 98253
 RETURN SERVICE REQUESTED

U.S. Postage
 Greenbank,
 98253
 Permit No. 1

2003 Lagoon Point Social Calendar

March 15 th	Saturday 5 pm to 8 pm	St Patrick's Day Potluck
July 5 th	Saturday 9 am to 4 pm	LP Garage Sale
Aug 30 th	Saturday 6 am to 4 pm 5 pm to 8 pm	Fishing Derby Potluck
Dec 6 th	Saturday 5 pm to 8 pm	Christmas Party