



## Lagoon Point Improvement Club Newsletter, March 2002

Please mark your calendar...

Special LPIC Meeting, May 4<sup>th</sup>, 10:00 am

**The Lagoon Point Garage Sale, Saturday July 6<sup>th</sup>**

The Annual Meeting & Fishing Derby, August 31<sup>st</sup>, 5-8 P.M.

The Christmas Party, December 7<sup>th</sup>, 5-8 P.M.

### THANKS!

Thank you to Sylvia Brown and Mary Hatch for their coordination and presentation of a wonderful St. Patrick's Day Party.

### COMMUNITY NEWS

Don Sullivan, husband of Kathy Sullivan, passed away on March 15<sup>th</sup>. Don and Kathy have been active supporters and volunteers here in Lagoon Point for many years. We wish to express our deepest sympathies to Kathy and her family.

### PUBLIC BOARD MEETINGS

The March Board of Directors meeting was well attended with more than 13 club members speaking, several times, during the public comment session. The next two LPIC Board of Directors meetings will also be public board meetings. There will be an opportunity for any LPIC member to speak at each meeting. To get on the agenda to speak, contact the Board of Directors by mail or by email, [LPIC@whidbey.net](mailto:LPIC@whidbey.net). We need your name and topic. The meetings will be held at the Greenbank Community Center, on the first Tuesday of each month, April 2, and May 7, at 6:30 pm. At the start of each meeting, there will be an opportunity to get on the agenda to speak at the meeting. See you there.

### JETTY REPAIR UPDATE

The waterway committee has submitted their report on the proposed permitting and bid process. As previously mentioned, in order to save money they decided to begin with the permit process on their own rather than rely on a contractor. The Board expresses their gratitude for the hard work that they have already done and the many hours more to come. **(A Big Thank You to: Bob Bennett, Bert Pack, and Frank Roberts)** The Board authorized the expenditure of \$400.00 for the initial permits. The whole permitting and bid process could cost as much as \$20,000.00. This would include the costs for biological surveys (eelgrass, etc) and engineering studies. The biological survey will indicate the restrictions that will be placed on the project (no work done from land, barges cannot be placed in certain areas to do work, certain areas cannot be affected, etc.). The engineering study will be necessary to determine the scope of the repairs necessary (the type, amount and placement of rock, etc.). Funds may also be required for professional help when dealing with some of the more difficult portions of the permit process. At the conclusion of the permit and bid process the waterway committee will report back with several comprehensive competitive bids for the repair project. The Board will need the permission (a majority vote by mail of the lot owners) to authorize the \$20,000.00 expenditure from funds collected via the 'emergency assessment' for the permitting and bid process. Prior to that vote, the waterway committee will host a portion of the public comment session during the April 2<sup>nd</sup> meeting. If you have questions for the committee, please attend the meeting.

### LPIC WEBSITE

[www.lagoonpoint.com](http://www.lagoonpoint.com) We have a new domain name, (internet address) it is [www.lagoonpoint.com](http://www.lagoonpoint.com). The old address still works, this is just an easier one to remember. The LPIC website continues to grow, as more information and photographs are added. Please visit the site, on the front page there is a form to submit your current email address. We will use the email addresses to send out additional information on the upcoming issues. Please take the time to sign up. All of our governing documents are now online as well and can be found in the Governing Documents section. Thank you to Hilde Mott for all of her work on the web site.

The most current fishing news is available on the website, be sure you check out Don Franett's fishing news section as the season approaches.

## **FISHING NEWS**

*By Don Franett*

The season setting process is just beginning and fishing seasons will be decided at a series of meetings held between now and April 12. The process is known as the North of Falcon meetings, a series of meetings between the Washington Department of Fish and Wildlife, Federal Government, tribes, commercial interests and recreational interests. This process began in 1984 to bring order out the chaos that existed before that time.

There have been two meetings leading up to the North of Falcon meetings, where the state has issued its forecast for 2002. The first was held in Lacy, WA on February 27 and the second in Mill Creek, WA on March 14. The first North of Falcon meeting, on March 20, will be held at the Portland Airport Sheraton Hotel. The second will be held at the Sea-Tac Holiday Inn on April 2. The meetings are open to the public and run generally from 9am to late afternoon.

Following these two meetings the final wrap-up will occur at a Pacific Management council meeting, April 8 - 12 at the Columbia River Double Tree Inn in Portland, after which seasons for all parties will be announced.

## **ADDITIONAL FISHING NEWS**

Effective March 17, 2002 WDFW has closed all Area-9 waters to the harvest of crab until further notice. Reason for action: Soft crab coming out of their molt are subject to higher mortality rates by handling.

The Sport fishing Salmon draft proposal for 2002-03 Season includes the month of July for Area-9 (Admiralty Inlet) and others. We are told that there is a good chance this will actually happen this year. The forecasts project the run size will be somewhat smaller. Several Lagoon Point residents have been attending the North of Falcon meetings to insure that Area-9 (North) is represented.

## **NEIGHBORS HELPING NEIGHBORS**

We've had several requests for sweatshirts, and it's time to re-order! Regular and hooded sweatshirts, screened with the LP Heron. Call Janet at 678-6156 to place your order.

## **2002 AMENDMENT TO THE 1977 LOT OWNERS' RESOLUTION**

The results are in. The 2002 Amendment to the 1977 Lot Owners' Resolution has passed. This was the resolution and ballot recently sent to you from the "Andy Messer" committee. A big thank you to Andy, who has been working on this since December 2001, and to his committee. Now any issues involving the funding of maintenance, repair, upkeep, and administration of the common areas within the Plat of Lagoon Point will be voted on by mail, and by lot, with each property owner getting one vote per lot. The first two items for review and vote will be the association's annual budget, and permission to fund the permit and bidding process for the prospective jetty repair. Both of these items will be discussed at the April 2, monthly board meeting, at the Greenbank Clubhouse, 6:30 pm. Soon after that, expect to receive the information and a ballot in the mail. Again, thank you Andy for clearing up this process.

## **THE FUTURE BUDGET**

The Board adopted a new annual LPIC budget of \$4,560.00. This is a budget just for club functions, funded out of club dues. This means that we will have to change the bylaws to drop the club dues down to \$12.00 a year. The bylaws committee is finalizing the bylaws changes and we hope to have the information to you within a month. We are planning a special LPIC meeting and vote on any bylaws changes on May 4<sup>th</sup> at 10:00 am, at the Greenbank Clubhouse.

The budget committee submitted an annual assessment budget at the March meeting. This budgets the monies paid by lot owners for the maintenance, repair, upkeep and administration of the common areas within the Plat of Lagoon Point. The Board accepted the association annual budget, but prior to mailing it to all of the lot owners, for review and vote by return ballot, the Board decided to provide for public discussion at the April 2,

monthly board meeting. There will be some copies available at the meeting, or you can contact your area representative, or any board member, prior to the meeting to see their copy of the proposed association budget. The budget is \$34,060.00 annually and requires a \$65.00 annual assessment per lot. (*As a note, this is less than other associations: Sandy Hook \$225.00, Mariners Cove \$200.00, Barr Community \$350.00, Scatchet Head \$210.00, Useless Bay \$175.00, and Saratoga \$230.00*)

## **VOLUNTEERS NEEDED**

Ray Lane, LPIC Vice President, still needs some volunteers to fill some committees. All of the committee members volunteer all of their time. We need some more community members to step forward and lend a hand. Granted, there is no pay, other than the satisfaction of knowing that you gave (in many cases gave a lot) of your time and effort to make Lagoon Point a better place for all of the residents.

The Waterway Committee (Bob Bennett, Bert Pack, and Frank Roberts with the assistance of others) has been putting in several 4 - 6 hour days lately, researching and preparing the proposal for the permitting and bidding process on the jetty repair. Although they have put in countless hours, we know that this is just the beginning of all the hard work that they will be doing for the community.

Judy Miller, the Environment and Public Improvement Committee chairperson, has recently contacted, interviewed and collected bids from three landscape maintenance companies. As the winter turns to spring and the grass and weeds start to grow, her job begins again. A big thank you to Judy for all of her hard work to make Lagoon Point, especially the entrance, beautiful.

I mention again Sylvia Brown and Mary Hatch, the Program and Publicity Committee, for the wonderful job they did for the St. Patrick's Day Party, and remind everyone that this is the same great job that they did for the Christmas Party, Fishing Derby Potluck and party before party in our past.

A community is never truly a "community" unless it can come together to help those in need. That is what the Neighbors Helping Neighbors Committee does. The annual Lagoon Point garage sale, this year scheduled for July 6th, is coordinated by the committee (Janet Ferguson, Bobbi Bixby, Suzanne Hoel, Margo Lane, Carole Holmes, and Chris Switzer). It offers each community member an opportunity to sell those no longer used or needed items to somebody who needs and will use them and an opportunity to donate some of the proceeds to the Neighbors Helping Neighbors Fund. The committee donates their time and work, and administers the fund to help any community member in need.

The Bylaws Committee (Alex Maxwell, Paul Kukuk, and Jim Tuggle) has been very busy lately with the creation of an association budget, and the modification of the club budget. They have put in hour after hour of hard work in this endeavor. It should be mentioned that several other community members have been involved in the budget process, Don Shull provided most of the initial work and the framework for the whole process. With the completion of their work on the budgets, and the acceptance of their committee reports at the March meeting, they have returned to their work on the LPIC Bylaws and Constitution. They have invested many hours in the past and will soon see all of their hard work on the Bylaws come to a conclusion with the LPIC vote to amend the bylaws on May 4<sup>th</sup>, 10:00 am, at the Greenbank Clubhouse.

In this newsletter you are receiving a questionnaire from the Propane Committee. This is a new grouping of some of our hard working volunteers. Steve Bondelid, (LPIC President for the past two years) Bob Bennett, Alex Maxwell, and others are making an effort to lower your propane costs. This will benefit every owner within the Plat, even if you don't currently use propane, your conversion costs will be significantly reduced.

I also mentioned elsewhere in this newsletter, the Fishing/Security Committee. I still cringe when I remember reading in the South Whidbey Record about families camping on the beach at Bush Point last year, and canning their salmon there, heating it on a barbecue and leaving the guts and bones in the sand. Bush Point has taken several steps to ensure that it does not reoccur this year. Monica and Don Shull have taken the time and made the effort to ensure we here, in Lagoon Point, are similarly prepared.

The Architectural Committee, Fred Lawless, Bert Pack and Pat Duffy, continue their tireless work (and like most of the volunteer work, often thankless). The Architectural Committee enforces the covenants, and restrictions in Lagoon Point 2, 3 and 4, and administers their Waterway Fund.

These are just a list of the current committees, and the members currently serving on those committees. There are so many other past volunteers, we of course recognize that this is just a partial list. But I would like to acknowledge Jane Koetje, and Norm Engstrom who have for years, and continue to, mow the community lots

adjacent to their homes. Also, Andy Messer is recognized for his effort and suffering to bring the 2002 Amendment to the 1977 Lot Owners' Resolution before the association for a vote.

Under the heading of, "last but not least" there is the LPIC Board of Directors. Each of the twelve members gives continuously and selflessly of their time and effort. We should recognize each, and their efforts, but I wish to single out two for their extraordinary effort.

The LPIC Treasurer and Secretary, Kathryn Bennett and Hilde Mott, respectively. Historically, these have been recognized as the most involved and demanding "volunteer jobs" in the community. For the past several years they have been the only paid positions. Although paid, their effort is clearly a volunteer effort. At \$100.00 per month each, for their volunteer work, the number of hours required from Kathryn and Hilde would render their pay at a scale well below minimum wage.

The Treasurer, Kathryn, pays all of the bills, collects all monies received and accounts for this on a monthly basis. She also compiles an annual financial report and distributes it to each club member. Kathryn maintains a current list of the property owners within the Plat of Lagoon Point, and updates it constantly as properties are bought and sold. From time to time she is required to file documents with the Island County Auditor. Recently her duties have doubled with the initiation of association (lot owners) assessments. This has required a separate bank account and separate financial statements, on a monthly basis. Additionally, Kathryn is now required to create and maintain a separate list of all of the lot owners, indicating how many lots (some own portions of lots, 1/2 lot, 6/10ths, etc.) each lot owner owns. All of the future votes by mail-in ballot, and the most recent ballot on the 2002 Amendment to the 1977 Lot Owners' Resolution, are the direct result of Kathryn's work. It should be noted that Kathryn's husband, (Bob Bennett) by one of those obscure rules of marriage, has been required to help her with all of these chores.

The Secretary, Hilde Mott, takes the minutes of each meeting, distills them and then as required amends them. She is responsible for the printing, collating, and posting of the newsletter, about 350 copies of the newsletter are mailed out each month. She maintains the club documents and files. Recently Hilde has accepted the additional responsibility for redesigning, upgrading and maintaining the Lagoon Point website. In the last three months her volunteer efforts on the website alone have saved the club over \$1,500.00.

Both Kathryn and Hilde use their own office equipment and unique skills on a voluntary basis to the benefit of all of the members within this community.

Combined, the current and projected budgets for the club (LPIC annual budget) and the association (proposed association annual budget) in Lagoon Point are about \$40,000.00 a year. I propose the following for your analysis and consideration, *"the volunteer efforts of less than ten percent of the community saves the Lagoon Point community at least as much as the community as a whole pays per year, \$40,000.00. Sometimes a simple thank you is not quite enough."* But oddly enough, that is more than most of our volunteers expect. **Thank you!**

If you want to join these and other (I am truly sorry that I cannot mention all) hard working community members, please contact Ray Lane, or any LPIC board or committee member.

### **NON-RESIDENTS FISHING IN LAGOON POINT**

Last year there were many problems associated with non-residents fishing on Lagoon Point community property. For several reasons beyond our control, those problems are expected to increase significantly this year. A fishing/security committee (Monica and Don Shull) has submitted some solutions to the Board. The Board authorized the purchase and placement of restrictive signs on the beach side of Lots "C" and "D", at a cost of less than \$600.00. In conjunction with signed trespass enforcement authorization forms and residents wearing their Lagoon Point ID tags, the signs should go a long way towards reducing, limiting and possibly eliminating the problems and liability past and anticipated. We will address procedures for residents to replace lost or misplaced ID tags in future newsletters.

## **SPECIAL LPIC MEETING FOR BYLAWS AMENDMENT**

We need to reduce the \$50.00 club dues prior to the July 1 payment due date. This will require a special meeting in May to amend the bylaws. The bylaws committee is finalizing the proposed amendments and we will mail them to you for your review in early April. The meeting to vote on the changes will be held in the Greenbank clubhouse on May 4th, at 10:00 am. The reason for the relative haste is that we need to have the changes in effect (reduction of the dues from \$50.00 to \$12.00) prior to mailing the LPIC dues notices in middle to late May.

## **CLUB AND ASSOCIATION, WHAT'S THE DIFFERENCE**

We are recently and more frequently using the terms club and association. What do they mean? What is the difference?

Club refers to the Lagoon Point Improvement Club, which currently has 380 memberships. That is the number of property owners within the Plat of Lagoon Point. It changes from year to year as property within the Plat is bought and sold. The number of voting members in the club is unknown because husbands and wives each have a vote and we do not have an accurate count of how many married couples own property within the Plat. The club collects dues for purposes related to the club, LPIC, and the expenditure of these dues is guided by the Lagoon Point Improvement Club budget. Currently the club dues are \$50.00, but based on a new budget, a proposal to reduce the club dues to \$12.00 will be offered on May 4th at 10:00 am, at the Greenbank Clubhouse. The club members will assemble in the Greenbank Clubhouse to vote on that issue at that time.

Association refers to the lots and the lot owners within the Plat. There are 524 lots within the Plat of Lagoon Point owned by the approximate and ever changing 380 property owners. The number 524 is our best effort at determining the true and accurate number of lots, and I mention this equivocation only because the process of determining the number of lots within the Plat is complex and at this time incomplete. It should be complete within the next several months and if there are any changes they will be very minor, a change of only one or two lots. The lot owners own all of the common property within the Plat of Lagoon Point, and although they are not incorporated as an association, by Washington State Law their common property ownership makes them a defacto association. Therefore we can refer to the lot owners, collectively, as the association. The club, and the club membership control the maintenance, repair, upkeep and administration of the common areas owned by the association (the lot owners) on behalf of the association. This is the essence of the 1977 Lot Owners' Resolution. The club will collect assessments from the lot owners to fund their collective responsibility to maintain, repair, and administer the common areas within the Plat of Lagoon Point. These association funds will be collected from the association (lot owners) and used to fund the financial obligations of the association (lot owners). The expenditure of association fees, or assessments, will be guided by the association budget(s). The first annual association budget has been prepared and will be submitted for a vote in April. As was previously discussed in this newsletter, the vote will be by mail, and by lot with each property owner getting one vote per lot. This was the fundamental change made by the successful passage of the 2002 Amendment to the 1977 Lot Owners' Resolution.

## **JANUARY 12 SPECIAL ASSESSMENT VOTE**

As was discussed in the January and February newsletters, at the January 12<sup>th</sup> special meeting, a resolution was passed, enacting a fifty dollar (\$50.00) initial "emergency" assessment. This assessment was due on March 1, 2002 and your payment notices should have been received. The assessment is the first 'association monies' collected since the bridge levy in the early 1990's, and will be used to fund the daily maintenance, upkeep, repair and administration of the Lagoon Point common areas. Most of the lot owners have paid their assessment, if you are one of the few who have not, please send in your check as soon as possible. Thank you. The text of the full resolution is available online in our website in the "governing documents" section at <http://www.lagoonpoint.com>. Frequently asked questions about the assessment, with answers, are online in the "current issues" section of the web site. Also online are all of last year's newsletters, which help provide a background on the issues. Well over 100 LPIC members attended the January 12th meeting and the vote in favor of the special assessment was overwhelming with only about 5 or 6 votes cast against.

## BULLETIN BOARD

- Do you have jobs around your home that you don't like to do? I can do yard work, split/stack wood, wash/wax cars, etc... references available. Call Chris, 678-1065 OR 222-3027.
- House Cleaning: One time, weekly or monthly. Great references. Call Kathy Stephenson @ 678-1356
- Greenbank Millennium Cookbooks available for sale. Favorite recipes from the Greenbank Garden Club (about 12 members from Lagoon Point). Profit from the sale of the cookbooks goes back into the community of Greenbank. We support the Greenbank Farm, Meerkerk Rhododendron Gardens and the Greenbank Clubhouse. We also give donations to several local charities. Call Bobbi Bixby @ 678-7422 or email: [bobbidon@whidbey.net](mailto:bobbidon@whidbey.net).
- 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 SWEATS and T's! Available in several sizes, they Benefit "Neighbors Helping Neighbors", our own, voluntary LP help org. Call Janet, 678-6156
- Exp'd. 13 year old girl to baby sit your small children. Infant and child CPR. Certified baby sitter. Ref's. \$3.50/child \$2.00 add'l./child. Call Kelly. 678-2913 or 222-3045
- Free: All fine condition (remodel). GE/Hotpoint self-clean electric double-oven range (hi-lo) w/vent, 30wx71h, almond, black glass doors, excellent condition, clean + orig. manuals. Quality brass fireplace screen w/folding glass doors, 39x28. Mirrored medicine cabinet, oak frame, 25x23 1/4, for in wall or surface mount. Quality round bathroom vanity sink (white porcelain on cast iron). Quality double kitchen sink (white porcelain on cast iron). Two insulated glass windows in white vinyl frames, 61x49 1/2 RO. Double laundry sink and cabinet. (360) 678-1425.
- Boat for sale. 14' Hi Laker, 2 Johnson motors - 25 hp & 6 hp. Bob Carpenter's old boat, \$1800. Sears 10" Radial Saw, like new, asking \$150. Don Bixby 678-7422.
- Dry, split alder for sale...\$125/cord. Contact Chris at 678-1065 or 222-3027

## PROPANE COMMITTEE

*By Steve Bondelid, chairman*

Lagoon Point is interested in forming a propane co-op. If you are interested in saving money on propane, please fill out the questionnaire and return it at the next board meeting, or mail it to me.

We would like to find out whether or not this is practical. Basically, the more propane that a provider can sell in a neighborhood with the fewest stops, the smaller their cost of delivery will be, and thus, the savings can be passed on to YOU the customer.

There are many variables in this idea, so we can't be specific how much you can save until we find out how many of you will be interested, and how much propane we individually and collectively use.

At a minimum, we should be able to save at least \$.15 to \$.20 / gallon, and possibly as much as \$.50/gallon if we really get a lot of interest. It's all about the volume of propane that we buy per year, so we need to get some idea of your yearly consumption. You MUST OWN your tank(s) to participate, as no propane company will fill tanks rented from another company. We have done some research on a group tank buy. For each \$50 delivery fee, we can get up to 25 tanks delivered to our homes. The individual price for a 100 gallon tank is \$79.00. The Home Depot rep said that we may be able to save an additional 5 to 10% if we buy a bunch. It only takes 2 years of tank rent to PAY for a tank! The next larger size they carry is a 450 gallon tank, (single lot price) \$349.00. As a comparison, Corey Propane quoted me \$349.00 for a 120 gallon tank! Bear in mind, the previous figures are delivery, but NOT installation. Armed with this info, it should be a no-brainer. If you are interested, please fill out the form on the next page and mail it to the Board, or return it at the next LPIC meeting. We'll have a report in a month or so.