

Lagoon Point Improvement Club Newsletter, August 2002

Please mark your calendar...Please participate and attend.....

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

COMMUNITY NEWS

Lagoon Point mourns the passing of Jerry Walker. Jerry passed away on August 10th, after a long illness. He will be remembered and missed by all who knew him. Our condolences to his family.

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.

Neighbors Helping Neighbors is a Lagoon Point Community assistance fund. It is operated on behalf of the Lagoon Point Community membership by LP residents. In the past they have helped pay winter gas heating bills for a resident who was suffering a temporary hardship and unable to pay, and provide temporary maid service for a disabled resident. Many thanks to all who have supported this fine effort. If you know of somebody who might need the assistance of Neighbors Helping Neighbors, please contact the Board or one of the committee members.

FISHING DERBY POTLUCK *By Sylvia Brown*

Those participating in the potluck should bring a dish, i.e., salad, hot dish, vegetable, desert, bread or whatever you wish. Please bring a dish large enough to feed your family and guests. The Club will furnish coffee, pop, ice, plates, utensils, napkins and a meat dish. I will get a banquet permit, so if anyone chooses to bring a beer or wine to have with dinner we will be legal. It's hard to figure out how many people will be there but will try to accommodate everyone. Come and enjoy.

FISHING DERBY *by Ray Lane*

The annual fishing derby will be held on August 31st from daybreak until 3:00 pm. Fishing derby tickets may be purchased from area reps or houses that have the "Fishing Derby Tickets Sold Here" signs posted in front of their houses. Tickets will also be sold at the boat launch the day of the derby from 9:00 am until 11:00. Weigh-in will be at the boat ramp from 9:00 am until 3:00 pm. Prizes will be awarded for kids and grownups at the potluck dinner following the derby at the Greenbank Clubhouse.

BALLOT PROCEDURES FOR THE ELECTION OF OFFICERS *By John Mott*

On August 31, at the annual general meeting, we will have election of officers to the LPIC Board of Directors, for the 2003 term. The meeting will be called to order at 5:00 pm in the Greenbank Clubhouse and additional nominations for officers will be accepted from the floor. After a short time for additional nominees for office, the ballots will be available, outside of the clubhouse. We will post a list of all of the additional nominees at the location that you pick up and drop off your ballot. The ballots will allow for writing in these additional nominees. Balloting will be from 5:00 until 6:30, at the table set up outside of the clubhouse. At 6:30 pm, balloting will be closed and the ballots will be counted. We are trying to provide for a system to ensure everybody can vote, with the minimum disruption to the Fishing Derby Award Ceremony and Potluck. Thank you for your support in this, and hope to see you there.

Andy Messer, Candidate for LPIC President

Andy Messer has been a Lagoon Point property owner since 1969 and a resident since 1980. Following his recent retirement after 30 years as a Boeing Test Pilot, Andy and his wife Jann have sold their Seattle home and are now full time Lagoon Point residents. Andy has been involved in a number of Lagoon Point issues during the past 33 years, most recently the amendment to the 1977 Resolution which now provides for mail-in voting by all lot owners on budget and assessment issues.

"I have traveled to many interesting places around our world the last 40 years and Lagoon Point is still at the top of my list. It is very special and deserves tender loving care from all of us. Whether or not I serve as

a LPIC board member, I will continually work to bring us together in harmony and respect. I adamantly oppose lawsuits and will do whatever I can to find acceptable alternatives. *'The very fact that you have lawsuits among you means you have been completely defeated already.'* **1 Corinthians 6:7**

Aaron Lowin, Candidate for LPIC President

I've been active in Lagoon Point community governance for almost two years now. I've attended most board meetings and have spoken up often. I have fought to give you, all lot owners, a real voice in our decision making, and I was one of the leaders in the group that worked successfully to require all budgets be submitted for approval by mail to all lot owners. I would bring to our Board considerable community governance experience, having been a member of Group Health Cooperative's Board of Trustees' finance committees for over a decade (their budgets are over a billion dollars per year), and on the cooperative's local and regional consumer governance groups for over six years. And I would bring considerable project management and financial management experience, since in my career as a researcher I managed many projects more complex and more costly than those we will be undertaking here. I am married to Linda Armstrong, semi-retired, and have lived at Lagoon Point for 4 ½ years.

Bill Schmid, Candidate for LPIC Vice President

I purchased a home at Lagoon Point in July, 2001. During the past year I have attended most of the meetings. I have never seen such an excessive amount of conflict with any group that I have been associated with as I have with the current LPIC board.

I am a candidate for the position of VP with the purpose of being a more active participant in the resolution of the existing conflict with:

A. the interpretation of the By-Laws and the revision of such By-Laws that will be satisfactory to the majority of the LP owners.

B. the waterways "maintenance versus reconstruction" 1) what "needs" to be done and 2) who is financially responsible for what portion of the work accomplished.

As your Vice-President, and a voting member of the board, I will be active in "listening and responding" to your, the memberships / owners, views and concerns on these and all issues before the board.

I am looking forward to being the total memberships representative.

Bob Bennett, Candidate for LPIC Treasurer

We have been a Lagoon Point property owner since the late eighties and have lived here since building in 1994. As Co-Treasurer this year I'm familiar with the requirements of the Treasurer's Position. My wife, Kathryn has been Treasurer for the past five years. I promise, I'll make sure Frank Roberts has more to do in the next year.

Frank Roberts, Candidate for LPIC Assistant Treasurer

Ten year resident living in Div 1 but also property owner in Div 2. Being Assistant Treasurer is such an easy job that any willing person could do it. A vote for me is a vote for double entry bookkeeping, which we already have.

Susan Cuadra, Candidate for LPIC Secretary

-BA, University of South Florida - Mass Communications/Advertising

-with husband, Gil, own & manage apartment complexes & other real estate in Texas & Washington

-have extensive managerial, auditing & real estate experience

-have served as Secretary for PTA Boards in past & as a Girl Scout leader for 5 years

-moved to beautiful Whidbey in 1998 and love it

I would like to use my skills to help develop a long term plan for Lagoon Point that will maximize our assets. I am a team player, believe in open communication and action based upon solid advice and investigation. I would appreciate your vote and, if elected, will do my best for the whole community.

Linda Armstrong, Candidate for LPIC Assistant Secretary

I am **Linda Armstrong**, and I have been a Lagoon Point resident for four and one-half years now. My husband, Aaron Lowin, and I live on Marine View Drive. I am running for the position of Assistant Secretary

because I want to help our community work out the maintenance (and other) issues we must solve if we are to keep our community a secure haven for those who want to fish, boat, watch sunsets, garden, live peacefully and--yes--respect and enjoy their neighbors' company and opinions. We can work this out with our present governance structure, which, while not perfect, gives all property owners the right to vote on budgets and therefore to control our community expenses. I have good skills in community development, problem solving and communication, these gained during my career as an educator, college administrator, and counselor. I will use these skills to help better our Lagoon Point community now that I have retired.

Bob Vierra, Candidate for LPIC Area 1 Representative

My name is Bob Vierra. I have owned property in Area 1 of Lagoon Point since 1989 and lived here since 1998. I have been actively involved in the community for the past 4 years and am very interested in the current issues confronting our community. I would like to be part of the resolution of the financial liability for maintenance of the waterway on Tract C. I think I could also add to the decisions of what should be done as well as how it should be done, regarding dredging, jetty repair, bulkhead work, dock and boat launch work. I was in construction all my career managing major projects including converting the US Bank Building in Seattle, to a hotel,

construction of the gymnasium at Gonzaga University, construction of many bridges, ect.

Monica and I hosted the first Area 1 social in June, where neighbors gathered to discuss issues in our community with our Area 1 representative. If elected we would continue to have socials to gather input from many of our friends and neighbors about how they feel our community should be run.

Thank you for your consideration. Sincerely, Bob Vierra

Roy C. Blackwell, Candidate for LPIC Area 3 Representative

My name is Roy Blackwell and I have owned a small cabin in Lagoon Point since 1977. I am married and have four grown children. In the past and currently I have served on many Boards of Directors and find that it is a worthwhile experience. Solving problems and working out solutions makes the effort rewarding and can bring benefits to everyone.

My goal as an Area Representative would be to listen to those owners who I represent and bring these concerns to the attention of the entire Board of Directors. Addressing problems and bringing solutions to the membership is a primary duty of the Board of Directors.

At the present time we, the members of Lagoon Point have several major problems that need to be addressed. The question of maintenance of Lot C and the jetty is just one problem. We need to address our By-Laws and truly become a Homeowners Association. Having the right to vote and being able to vote is another problem. Right now many of our owners cannot vote for the Officers and Area Representatives because they are unable to attend the picnic/meeting. We need to change this if we want people to support what the Board is trying to do.

Running an organization sometimes requires the use of legal help. Many problems can be resolved by having direct discussions, open debate and clear communication. Legal help is the last avenue, but in some situations a useful tool.

Bob Rogers, Candidate for LPIC Area 5 Representative

Hi, my name is Bob Rodgers and I'm running for Area 5 Rep. Kathy and I moved here about 3 years ago from Mukilteo. I'm semi-retired from Qwest Communications where I was a computer support manager for 27 years. I'm now working with 2 businesses of my own on the Island. One is Residential Service & Repair, a handy person business and Mid-Tech Computer Services a support services company helping individuals and small businesses with computer stuff. Kathy and I have been enjoying everything about Lagoon Point. We have a sailboat including some small remote control ones as well. I'm looking forward to the year and meeting and working in our neighborhood and hope to help make it a peaceful and harmonious place to live.

LPIC "LETTERS FROM THE ATTORNEY" *By John Mott*

Several months ago the board sent you a letter from the LPIC attorney, Daniel Fosso, advising you on the issue pertaining to Lot C and the Fairness Committee. There was a request from a member for a copy of all of the legal correspondence between the LPIC attorney and the board. It is the opinion of the attorney, and the board,

that any LPIC member should be allowed to have copies of these documents. *It should be noted that the LPIC attorney is an attorney for the LPIC members and Lagoon Point homeowners, and not an agent or advocate for the Board or the individual members of the Board.* To obtain a copy of all of the correspondence, send a stamped, self-addressed envelope to: LPIC PO Box 123, Greenbank, WA 98253. There is a fee of 25 cents per page, please include a check, payable to LPIC, for \$1.50.

DOCKS *By Lagoon Point Waterway Committee (Bob Bennett, Frank Roberts, Bert Pack)*

It seems there are no fish here yet to catch anyway, and the weather is better than southern California. If anyone has a dock that has deteriorated to the point that with a good blow it could break loose from its moorings and go sailing down the waterway with or without a boat attached, now would be a good time to get the dock repaired so when the inevitable happens, your neighbors will not be risking life and limb trying to rescue your property as well as keeping their own from damage. With a little dock maintenance (tender loving care) now, you could well be saving yourself from liability in the future.

Where are all of the bunnies? *By John Mott*

It is that time of year again. Boats are off the trailer and in the water, Payless market is full (to overflowing) every Friday, Saturday and Sunday, and the bunnies are out on the lawn eating the "pretty little yellow flowers." Except, there are no bunnies in the area of the Lagoon View Drive and Westcliff Avenue. This was a bit of a mystery until last week, when one of the residents near the intersection woke early and looked outside (no doubt to enjoy the early morning view) and observed a coyote running away with her pet cat in its mouth. There is a happy ending to this tale. The resident immediately charged after the startled coyote, yelling at and menacing it. The coyote dropped the cat (not badly injured) and fled, having learned that "lesson for the ages," DON'T MESS WITH MOM. The coyote remains in the area, please watch your small pets.

CROWS *By Frank Roberts*

Some of you may have followed the West Nile Virus story as people died in New York State from this virus last year. It was probably brought into the U.S. by jetliner carrying one or more infected mosquitoes. This year the virus has spread as far as Louisiana, causing seven deaths there at latest count. It is due to be on the West Coast by next year or the year following.

What may not be known is that this is primarily an **avian** virus. That means the normal cycle is bird to mosquito to bird to mosquito. Unfortunately once in awhile the mosquito misses his bird target and infects a human with flu-like symptoms to follow, possibly severe enough for the patient to die.

What is the favorite bird to carry the West Nile Virus? **CROWS! West Nile Virus** is usually first detected in an area through finding dead crows.

The size of our local crow population is mainly determined by how much bird feed they are able to steal from birdfeeders intended for other species. We now have a large crow population, about twice the size it was ten years ago.

So please, neighbor, do not intentionally feed the crows. Please also try to keep the crows away from food left out for other species.

You just might prevent the future infection of someone with what can be a deadly virus.

THANK YOU *By Ray Lane*

The blue and white Lagoon Point sign at canal entrance has had a face lift. Bert Pack and Bob Bennett power washed the sign and Monica Vierra and Lynn Schmid painted the sign. Thank you for a job well done.

Amendment Final Report – by Andy Messer

**Amendment to the 1977 Resolution of the Property Owners of Lagoon Point
(Proposed February 8, 2002)**

“That the aforesaid resolution be amended, that in all votes specified, the voting shall be by lot, either in person or by mail, with a minimum of one hundred (100) total votes required. The favorable majority shall be a majority of the votes properly received.”

Although responses to the proposed amendment keep trickling in, enough approvals were logged by April 4th to ratify the amendment. The 1977 resolution, as amended, now provides for mail-in voting by lot for all budget and assessment issues over \$5000 in any one year.

An analysis of the responses to the proposal as of July 31st, 2002 shows:

	Number of Ballots	Number of Lots	Percentage of Lots
Approved	207	286.73	54.8%
Rejected	14	18	3.4%
Total Counted	221	304.73	58.2%

Total Possible 381 owners 523 lots

The amendment required a majority of all 523 lots – that is, 262 approvals – to ratify the amendment. Although a “not returned” officially counts as a rejection, after the April newsletter announced that the amendment had passed, the influx of ballots dropped dramatically. Many lot owners saw no further need to respond, so we do not have their intent on record. Additionally a number of ballots did not have the “approve” or “reject” box checked and therefore could not be counted.

The amendment was officially ratified with 286.73 lots approving. Of the 304.73 lots responding, only 5.9% expressly rejected the amendment.

Lagoon Point Architectural Committee (*Fred Lawless, Pat Duffy, Bert Pack*)

With the sudden interest in Lagoon Point and new houses springing up like mushrooms, it's apparent we all are going to be living closer to each other. In order to aspire to be good neighbors, we should all adhere to Island County ordinance # 17.05.200 B.11, and refrain from constructing any appurtenances (stairways, gazebos, fences, etc.) which would obstruct the water view corridor of our adjacent friends and neighbors.

FROM THE PRESIDENT AND SECRETARY

The old saying goes, "The two happiest days of your life are the days when you buy your boat and when you sell your boat." This is also true of serving as the LPIC President. It seems that Webster's Dictionary should include the definition for the term, LPIC President: n. *Lightning rod for personal and vindictive attacks from disgruntled Lagoon Point residents.*

I have tried to begin needed repairs, and move this community forward. My efforts have come at a significant personal price for myself and for my family. Rather than address the issues, many of our "neighbors" have chosen to attack me personally.

I have been the victim of threats, personal attacks and malicious lies that have affected me and my family. I have had to force these people off of my property, yet still more come to my door to threaten and harass.

I take no comfort in the knowledge that every LPIC President before me who has worked to accomplish something has suffered a similar fate.

On August 31, you will have an opportunity to elect a new LPIC President. Both nominees promise to work hard to bring the community together, and make the necessary repairs. I think it best that he (whomever you elect) be allowed to begin that process immediately. Therefore, I resign forthwith and recommend that the Board appoint the president-elect to fill out my term. John Mott

The past eight months have been, for the reasons stated above by my husband, incredibly stressful for my entire family.

John and I have spent literally hundreds of hours working toward the betterment of our community. Hours that have come at the expense of our family. As volunteers, neither of us wanted recognition for our efforts, but we also never expected to be denigrated by members of our community. I am deeply offended and frankly disgusted by the malicious and vindictive conduct of people who call themselves my neighbors.

Therefore I resign, effective immediately, and recommend that the secretary-elect be appointed to serve the remainder of my term. Hilde Mott

BULLETIN BOARD

- Wanted, dock space to rent on Oceanside, or Lagoon Point lot to purchase on Oceanside. Call Mike at (h) 425 688-9242 or (w) 1 800 323-1218.
- 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
- Experienced. 15 year old girl to baby-sit your small children. Infant and child CPR. Certified babysitter. Refs. \$3.50/child \$2.00 add'l./child. Call Kelly. 678-2913 or 222-3045
- Wanted by long-term Lagoon Point Residents: Moorage for 30' sailboat. If you have a dock and are not using it, we have a boat that is looking for a home port. Reasonable rates + utilities negotiable. Please contact: Shelley at S2Brownlow@cs.com or call John on (425) 922-6240.
- 7' Livingston Dingy \$200.00 obo Ralph Ruffolo (206) 449-0916 or (702) 254-5599