

Lagoon Point Improvement Club Newsletter, October 2002

Mark your calendars for the next two open Board meetings at the Greenbank Clubhouse. November 12th and December 3rd at 6:30 p.m.

IN APPRECIATION – JOHN & HILDE MOTT

Following the September board of directors meeting, Aaron Lowin and Linda Armstrong prepared these certificates of appreciation. They were signed by the 2002 and 2003 board members and others present at the October board meeting. The LPIC President and Secretary delivered them to the Motts on behalf of the membership.

CERTIFICATE OF APPRECIATION

WHEREAS John Mott served the Lagoon Point community as President of the Lagoon Point Improvement Club from January through August, 2002,

AND WHEREAS He gave unstintingly of his time, talent and energy,

AND WHEREAS He lead the community in the adoption of representative voting rights, which resulted in a more democratic budgeting process,

AND WHEREAS He did so freely, asking neither money nor approbation, but only for the good of the community,

NOW THEREFORE, The Board of Directors of the Lagoon Point Improvement Club hereby recognizes his service with thanks and presents this **CERTIFICATE OF APPRECIATION** to John Mott.

Signed this 1st day of October, 2002

CERTIFICATE OF APPRECIATION

WHEREAS Hilde Mott served the Lagoon Point community as Secretary of the Lagoon Point Improvement Club from January through August, 2002,

AND WHEREAS She gave unstintingly of her time, talent and expertise,

AND WHEREAS She created for us a fine community web site, which greatly improves the ability of Lagoon Point residents to communicate and stay informed about issues of common concern,

AND WHEREAS She has therefore given the community a lasting legacy of her service,

NOW THEREFORE, The Board of Directors of the Lagoon Point Improvement Club hereby recognizes her service with thanks and presents this **CERTIFICATE OF APPRECIATION** to Hilde Mott.

Signed this 1st day of October, 2002

Thank you John and Hilde.

ANNOUNCEMENT – A NEW LPIC VICE PRESIDENT

At a special executive meeting of the LPIC board of directors, held October 14, 2002, Bill Schmid, our 2003 Vice President elect, was appointed to fill Ray Lane's position. Ray has resigned for personal reasons unrelated to LPIC. We thank him for his loyal service to our community.

JETTY REPAIR PERMIT APPLICATION *by Bert Pack*

Island County has accepted the initial document package submitted by the Waterway Committee. The County Community Development Office will now start the review process, which should take 45 days. If more reports or other information is required by Island County or other regulatory agencies, the 45-day clock is stopped while the requested information is being generated. The "Public Notice" sign is now posed at the entrance to Lot C parking lot.

OUR GENEROUS LAGOON POINT NEIGHBORS *by Monica Shull*

On Nov 2nd at the Greenbank Farm, our new Lagoon Point neighbors Carol and Bruce Johnson are generously sponsoring a Benefit Clown Performance for Katie Richmond. Katie is currently undergoing cancer treatments at Children's Hospital. She is the daughter of Tom and Mary Coupe, who own the Greenbank Store. The performance is at 2 PM and tickets are available through Loretta Wilson, another Lagoon Pointer, at 360 678-5946

Along with Charlie the Juggling Clown (AKA Bruce Johnson), there will be Face Painting, Balloon Sculpture, a Clown Art Exhibit and fun for all ages.

This is a wonderful way to support Katie in her heroic battle with cancer, spend an enjoyable afternoon with your family at the Farm and also show Bruce and Carol how much we appreciate their tireless efforts on behalf of sick children. The Johnsons donate many hours entertaining seriously ill children - it is people like this who add so much to the spirit of Lagoon Point.

If you would like to make a monetary donation or purchase a ticket and donate the ticket to some child, Loretta will be glad to make these arrangements for you. All proceeds from the Clown event go to Katie's Fund. See you there!

Monica Shull, Area 4 Representative

STATUS OF ASSESSMENTS *by Andy Messer, President*

As of October 10th, the March 1, 2002 Emergency Assessment was 90% paid – 38 members are seven months late. Also the July 1, 2002 Annual Budget Assessment was 78% paid – 85 owners are three months late.

To reassure members who are withholding assessment payments until various issues are resolved; the message has been heard. Progress is being made. The method of voting for money issues is now by mail-in vote of all lot owners. The method of changing our by-laws may soon be by mail-in vote as well, depending on the results of the November 12th meeting. Much more work remains for the newly elected board, but it is being done by democratic process, involving all of us. It is time to step back from confrontation and allow the democratic process to work.

... *"Every kingdom divided against itself is brought to desolation, and every city or house divided against itself will not stand."* **Matthew 12:25**

PROPOSED CONSTITUTION AND BY-LAW AMENDMENT

Currently our constitution and by-laws may be amended at a special meeting, called for that purpose, with 30-day notice, by a 2/3 majority of the members present voting, and a 20 member minimum quorum. There is no provision for absentee voting. As few as 14 yes votes can change our governing documents.

This proposed amendment, will provide for mail-in ballots, and will allow all of our members to vote on future constitution and by-law amendments, whether or not they attend the special meeting. At least 89 yes votes will be required to approve new amendments. Greater participation by our membership will ensure greater stability in the foundation of our organization – our governing documents.

Provisions of the Proposed Amendments to replace:

Lagoon Point Improvement Club Constitution Article VIII (Amendments)

Section 1. This constitution may be amended by a 2/3 (two thirds) majority of the members voting, with a minimum of 133 members voting, provided:

- (a)...(same text as by-laws below)
- (b)...(same text as by-laws below)

Lagoon Point Improvement Club By-laws: Article VII (Amendments)

Section 1. These by-laws may be amended by a 2/3 (two thirds) majority of the members voting, with a minimum of 133 members voting, provided:

- (a). Proposed amendments originate with the board of directors, or from a petition to the board of directors by at least 25 members in good standing. Proposed amendments are approved by the board of directors prior to being presented to the membership.
- (b). The proposed amendment and notice of an annual or special meeting shall be sent, in writing, to the recorded address of each member/property owner not less than 21 days or more than 35 days prior to the meeting at which the vote shall take place. The notice will include the ballot and a recommendation for and against not to exceed one half page for each position. Ballots may be turned in at the special meeting or mailed in, post-marked no later than 14 days after the meeting.

WHAT'S REALLY GOING ON WITH OUR MONEY? *by Andy Messer, President*

Our method of funding Lagoon Point common area maintenance is in transition. We are changing from dues collected from 382 members to annual and special assessments collected from 524 lots.

There are currently five buckets of money:

1. 2001 Dues.
2. March 1, 2002 Emergency Assessment of \$50 per lot.
3. July 1st Annual Budget of \$65 per lot, per year.
4. July 1, 2002 Dues of \$50 per membership.
5. Division 2, 3 and 4 Special Waterway Fund.

TELL ME MORE.

1. It was recognized last year that dues collected by membership may not be used for common area maintenance. Only funds assessed by lot may be used for this purpose. This resulted in a bucket of \$35,000 that could only be used for LPIC social functions and administration. Proposals that would have corrected this situation were rejected at the December 1, 2001 special meeting. Our attorney has advised us that the board of directors may present a resolution to the membership to legally re-allocate a portion of this money for common area maintenance.

2. The March 1, 2002 \$50 per lot "Emergency" Assessment was passed to make up for funds made "unavailable" at the December 1, 2001 meeting. The emergency assessment was passed at a special meeting of the membership January 12, 2002. This occurred before the 1977 Property Owners Resolution was amended to provide for a mail-in ballot on such issues. Prior to this meeting, attorney opinion indicated that various flaws in our by-laws invalidated provisions for a "ballot by mail for those who could not attend the meeting". Our present LPIC attorney indicated that those flaws did not necessarily negate the intent to provide absentee voting. In any case, at that time, the board of directors believed that proper procedure was followed.

DOES IT NEED FIXING? If challenged in court, the outcome is unknown, as our own attorneys are not in agreement. Court, however, would be very expensive – more than the assessment is worth. One option would be to re-vote the issue by mail, in accordance with the current provisions of the amended 1977 resolution. This would take volunteer's time and club money. If the assessment were to be overturned, we would spend more time and money dealing with the resulting accounting adjustments. Additionally, the money would likely have to be made up from yet another special assessment. 90% of this assessment has already been collected. A large portion has been spent on common area maintenance and for the initial stages of the jetty repair permit process, which we approved last spring when our annual budget was approved. The other option is to let it stand, knowing that the amendment to the 1977 Property Owners Resolution will assure mail-in balloting on all future assessments. The board will review comments from the membership to determine if the expense of a re-vote is justified. Please contact your Area Representatives to convey your thoughts and opinions.

3. Our Annual Budget of \$65 per lot, per year, is now our primary funding source for common area maintenance. It contains a small provision for general waterway maintenance, which LPIC dues had contained in one form or another for 33 years. It replaces that portion of the dues, which had been previously designated for maintenance. The total balance of funds from this assessment plus the \$50 emergency assessment is approximately \$30,000, plus another \$8,000, which remains to be collected. These funds are to cover expenses for the remainder of this fiscal year, ending June 30, 2003. This assessment is well supported by our attorney.

4. The 2002 Dues of \$50 per member, ordinarily due on July 1, have not yet been billed. A by-law amendment to reduce the dues to \$12 was defeated at a poorly attended special meeting last spring. Following the results of the vote on the enclosed by-law amendment, a new by-law amendment to reduce the dues will be submitted, The 2002 Dues will then be billed in the amount determined by the outcome of the voting.

5. The Division 2, 3 and 4 Special Waterway Fund is currently assessed at \$18 per lot, per year, for owners in those divisions. This fund is the sole property of Divisions 2, 3 and 4 lot owners and *"shall be separately administered and exclusively used for the maintenance of waterways developed as a part of the*

plat and related thereto, and also the waterway on Tract C adjoining said plat". The issue of how much of "the waterway on Tract C" is to be paid for by Divisions 2, 3 and 4 lot owners, and how much is to be paid for by all of the lot owners, has been plaguing our community for over 33 years. A special committee has been named by the president of LPIC to study all aspects of this issue, and propose an appropriate resolution. Once such a resolution is approved, we will have finally accomplished what should have been done in 1969.

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 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

If you need to delete your ad, or would like to add an ad, please call Beverly Pack at 360 222-3058 or send it by e-mail to Bpacks@aol.com

Area Representatives:

Area 1 – Carole Holmes	678-8874
Area 2 – Jim Day	678-1546
Area 3 – Jim Ratcliffe	678-1065
Area 4 – Monica Shull	222-3218
Area 5 – Shirley Bauder	678-5006
Area 6 – Nancy Lawless	678-7175

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

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

**NOTICE: SPECIAL MEMBERSHIP
MEETING**

Saturday, November 16, 2002
10:00 a.m., Greenbank Clubhouse

AGENDA: Vote on a proposed constitution and
by-law amendment to provide for mail-in
voting on future amendments.
See **PROPOSED CONSTITUTION AND
BY-LAW AMENDMENT** in this newsletter.

A short presentation of our long-term priorities.

**Your participation at this meeting is very
important!**