

# *News Flash from Lagoon Point*

*April 13, 2007*

## **Permitting funds approved**

LPCA property owners have approved spending up to \$75,000 of LPCA funds to get the permits needed to dredge Lot C. The vote was 166 Yes (66%) to 84.5 No (34%).

In a matching ballot, Division 2-3-4 property owners approved spending up to \$75,000 of Architectural Committee funds to get the permits needed to dredge the canal areas south of Lot C. That vote was 90 Yes (98%) to 2 No (2%).

The two ballots together provide up to \$150,000 for permitting. The twin votes also affirmed the agreement between LPCA and the Divisions 2-3-4 Architectural Committee that each will pay half of all the costs of permitting the dredging of Lot C and the canal areas south of Lot C. As we will be applying for one set of permits to cover both areas, it is sensible to split all permitting costs 50:50. Permitting is expected to take 2 to 3 years.

## **Permitting work starting, three-person in-house team appointed**

Permitting is highly complex. We are looking into having our permitting work managed for us by an expert consulting firm.

A Lagoon Point permitting team has been appointed to link with the consulting firm and with our several other consultants, and to do whatever permitting-related work is best done in-house. The team is comprised of Bill Brown (Division 4), Bob Vondrachek (Division 2) and Aaron Lowin (Division 1). Bill Brown and Aaron Lowin were appointed by the LPCA president; Bob Vondrachek was appointed by the Architectural Committee.

The permitting is a cooperative activity of the LPCA Board and Divisions 2-3-4 Architectural Committee, working together. All important permitting decisions will be made by the two elected boards. The team's role will be to do technical work, link with our consultants, and advise the LPCA Board and Architectural Committee on decisions that need to be made. The permitting team will report monthly to the two boards, more frequently if warranted. Permitting progress will be reported regularly to the community, through this *News Flash* and the Lagoon Point Newsletter.

Hiring a firm to manage our permitting: The in-house team is now meeting with consulting firms to explain our needs and identify firms that have suitable skills and experience and are interested in bidding to manage our permitting work and provide whatever other services we ask for. Suitable firms will be invited to submit formal proposals.

## **Community meetings to be held May 9 and 12 to hear member views about how to share the costs of dredging Lot C. Come, listen, present your views.**

The LPCA Board has pledged to provide the community a viable proposal on how to share the costs of dredging Lot C among all LPCA members, by October 15<sup>th</sup>. The sharing of the Lot C dredging costs has long been a controversial matter. The board's intent is to then submit its proposal to the membership for approval, in mid-fall.

Community meetings May 9 and 12: As Step 1, the board will hold two community meetings: *Wednesday evening, May 9<sup>th</sup> (6:30 PM) and Saturday morning, May 12<sup>th</sup> (10 AM)* to give lot owners opportunity to present to the board their views on how to share the cost of dredging Lot C. (Meetings will be at the Greenbank Progressive Club, as usual.) All LPCA members are invited to these meetings and, if you wish, to present your views to the board.

If you want to speak up but attending is not practical, send us your views in writing, by mail (to: LPCA President, PO Box 123, Greenbank WA 98253) or by e-mail ([lpic@whidbey.net](mailto:lpic@whidbey.net)). (Please provide or reference all documents and data referred to in your written statement.)

The purpose of these community meetings is to give LPCA members opportunity to provide information and their views to the LPCA Board. All views and all presenters will be treated with respect. Presentations will be directed to the board, and issues will not be disputed. Ground rules for these meetings will be described in the upcoming Lagoon Point Newsletter.

## **Ballots mailed out to vote on the proposed 2007-08 budget and an offer to buy part of LPCA-owned Lot EE**

LPCA has just mailed all members two ballots (in one mailing). Ballots are due back May 1<sup>st</sup>.

One ballot is to approve (or not) next year's budget. For 2007-08, the board is recommending that our annual assessment rate remain unchanged, at \$120 per lot.

The second ballot is to vote on whether LPCA should sell off a strip of our Lot EE. LPCA has received an offer from Tom Baenen and Page Gilbert-Baenen to buy from us a 20-ft wide strip of our Lot EE. Along with the ballot you will find an analysis of the offer and its pros and cons.

## **Membership meeting called for May 1<sup>st</sup> to consider next year's budget**

This is notice that a brief membership meeting will be held on May 1<sup>st</sup>, right before the regular monthly board meeting. All members are invited to attend the membership meeting and the board meeting as well.

The membership meeting is being convened to consider the proposed 2007-08 budget and receive budget ballots. Budget ballots have been mailed to all members, and by May 1<sup>st</sup> should have been received back. But the state's Homeowners' Act, at 64.38.25 RCW, requires that the board also call a membership meeting "to consider ..." and to receive hand-delivered ballots. The meeting will be brief. The full ballot count will be announced at the board meeting.