

PORT LUDLOW VILLAGE COUNCIL
Board of Directors Meeting
3:00 p.m. — Bay Club
December 7, 2017

President Bill Dean called the meeting to order at 3:00 p.m. announcing the meeting was being recorded and that the Small Boards Protocol of Roberts Rules would be used.

Declaration of a Quorum

Secretary Pat Page declared a quorum was present. Attendees were Bill Dean, Tam McDearmid, Gil Skinner, Caleb Summerfelt, Phyllis Waldenberg and Paul Wynkoop. Randy Deering and Paul Hinton were absent.

Amendments and Adoption of the Agenda

Bill Dean asked for any amendments to the agenda. There being none, the agenda was adopted as written. Bill announced that county commissioner, Kathleen Kler would not be present at this meeting since she was in Port Ludlow for the commissioners meeting on Monday, December 4, 2017.

PLA Developer Report, Diana Smeland

Ms. Smeland confirmed that Olympic Water and Sewer (OWSI) had completed 75% of the geoduck survey dive and that the consultants would resume the survey in April when tides were more favorable. The Department of Natural Resources (DNR) has given approval for the April schedule. She also reported that the garage lights in the new Jefferson Healthcare building have been re-programmed to be turned off at night when no one is in the building. Ms. Smeland noted that the Breaker Lane potholes had been repaired. She discussed the Marina and the new DNR calculation for the lease of the area surrounding the Marina. The previous lease factored in waterfront and parking lot and will now only include waterfront area. Since the lease for the Marina expired in April, PLA is on a month-to-month basis with the DNR.

The “Visit Port Ludlow” sign at Beaver Valley Road and Highway 19 is not yet up, and the proposed coffee shop in the village does not have a lease signed yet. Ms. Smeland responded to questions regarding the Housing Plans for the Marina by saying that she continues to look for financing for the commercial component as those loans are currently easier to negotiate than those for condominiums. Smeland also answered questions about the Village beautification project scheduled for last summer. She confirmed that the trees had been trimmed along Paradise Bay Road as well as restriping the Village parking lot.

She addressed the development agreement PLA has which is scheduled to expire in 2025. She could not confirm that PLA would continue to develop past that point or seek another extension from Jefferson County. Ms. Smeland concluded by encouraging everyone to attend Niblicks for Thursday Night football games, and reported that there was no action on the proposed senior care facility.

PORT LUDLOW VILLAGE COUNCIL
Board of Directors Meeting
3:00 p.m. — Bay Club
December 7, 2017

Community Interest Reports

—Utility Committee Recommendations on PUD Smart Meters, Russ Michel
Russ summarized what previously was posted on the PLVC website regarding
the PUD's Advanced Metering Infrastructure (Smart Meter) Project. See
<http://www.plvc.org/jefferson-pud-staff-recommendation-to-install-smart-meters>.

Since the PUD took over electric service operations from PSE in 2013, the
PUD has been investigating a meter replacement plan as the existing meters are
failing and inaccurate. The replacement plan is to replace the existing meters
and install a smart meter that has two-way communication capabilities allowing
meters to be read remotely and immediate reporting of outages to the PUD
among the other positive and cost-saving benefits. Interested residents were
encouraged to stay current on this topic by visiting the www.jeffpud.org website.
The PUD Committee is recommending that the PLVC Board send an email to the
PUD Commissioners supporting the project.

Several questions were asked and answered regarding the Smart Meter Project
and it was determined that further investigation was required.

Motion was made, seconded and passed to defer any decision on supporting the
PUD's proposal until further input from the community was received.

Dog Park Ad Hoc, Glen Waldenberg

Phyllis Waldenberg brought everyone up-to-date on the Dog Park project, noting
that all committee members including Pam Asbell, Sue Peterson, Wendy
Cruttenden, Christy Martinez, Lori Wilcox, and Olivia Schmitt have branched
out in search of solutions to the many questions yet to be answered. Ms.
Waldenberg noted that investigation has begun regarding land use
requirements, fencing, land availability, insurance, funding, ongoing
maintenance, waste removal and dog park rules. The committee has been
studying existing dog parks, focusing specifically on the Sequim Dog Park
model, which was created in 2006. They created a non-profit organization for
their dog park, which has been successful. One possible location for the dog park
within the MPR is at the corner of Oak Bay Road and Marina View Drive. Phyllis
said this property is within a potential new housing development planned by
Port Ludlow Associates in about two years. When asked about timing for the
dog park, Phyllis said we will be working with PLA to see if it can happen
sooner without waiting two years for the development. Bill Dean added that
with the development of a complete plan, it might not take that long.

Roadway Safety, Steve Frenzl

Mr. Frenzl reported that progress on the roadway safety recommendations given
to Jefferson County have slowed a bit due to personnel changes as well as

PORT LUDLOW VILLAGE COUNCIL
Board of Directors Meeting
3:00 p.m. — Bay Club
December 7, 2017

seasonal issues with major roads in the county. However, he reported that in his most recent meetings, it has been explained to him that there are several recommendations from the report that can be implemented and several that cannot. He anticipates a more conclusive decision by the county at a January, 2018 meeting.

PLVC Internal Reports/Actions

— **Secretary Pat Page**

A motion was made, seconded and passed to approve the PLVC Board minutes from the November 2, 2017 meeting.

Ms. Page reported on a recommended change to the format for reporting PLVC activities in the *Voice*. It was noted that the new format would include a photograph with one or two paragraphs describing the photo activity and that a bullet point summary of all PLVC decisions made at the Board meetings would also be included.

Page reported that no correspondence was received by snail mail, but Mr. Dean noted that he had received email from Mike Nilssen thanking the Board for their input on the County Vision Statement and promised that the recommendations would be considered to the revised statement. Additional correspondence was received from Bert Loomis relating to the appearance of the Jefferson Healthcare Building.

—**Treasurer, Paul Wynkoop**

Paul reported that our beginning balance in November was \$27,564.65 and a total of \$1,430.00 had been received. Expenses totaled \$805.00 which brought the ending balance on November 30, 2017 to \$28,189.65. Paul noted that \$1,245 was from Holiday Lights donations, \$100 for Emergency Management and \$85.00 as a general (non specific) donation. He also stated that Sound Bank and Jefferson Healthcare had committed to a donation for the holiday lights.

Paul further reported that the ad hoc Finance Committee members had been selected as follows: Bill Dean, Paul Hinton, Terry Unbreit, and Phyllis Waldenberg

Motion was made, seconded and passed to approve the Treasurer's report.

—**Community Welcome, Phyllis Waldenberg**

PLVC will again be organizing the Welcome Event, which is sponsored by LMC, SBCA and PLVC for new residents and other interested residents in the summer of 2018. We are looking for volunteers to help with the event.

PORT LUDLOW VILLAGE COUNCIL
Board of Directors Meeting
3:00 p.m. — Bay Club
December 7, 2017

Last year's event, held on August 3, 2017 attracted 44 organizations, with over 100 attendees and 22 volunteers. A date for the 2018 event has yet to be determined.

—Executive Session

Bill Dean made a motion for the Board to move into an Executive Session concerning potential litigation relating to the appearance of the Jefferson Healthcare building.

Mr. Dean called the regular meeting of the Board back to order to conclude the business discussed during the Executive Session. Based on that discussion, a motion was made, seconded and passed to initiate an attorney Opinion letter to be presented to PLA stating our position and based on the Master Planned Resort's CC&Rs demanding that the exterior of the new Jefferson Healthcare building be changed to comply with the CC&R's.

Mr. Dean indicated that he would direct the PLVC attorney to compose the letter to be presented to PLA in January, 2018 and that conversations would be conducted with PLA in advance giving them fair warning that this process was to be initiated.

Mr. Dean adjourned the meeting at 5:20 p.m.