

PORT LUDLOW VILLAGE COUNCIL (PLVC)
BOARD OF DIRECTORS MEETING

April 5, 2018

3:00 p.m.

Bay Club

Attending: Bill Dean, Randy Deering, Gil Skinner, Paul Hinton, Caleb Summerfelt, Phyllis Waldenberg Paul Wynkoop, and Pat Page. Tam McDearmid was absent.

Prior to the beginning of the meeting, President Bill Dean reported that former board member and long time Port Ludlow resident, Larry Nobles passed away on April 1st. Bill also commented that siding installation on the Jefferson Healthcare building had commenced.

I. **Declaration of a Quorum**

Secretary Pat Page stated that there was a quorum.

II. **Notification of Meeting Being Recorded and Small Board Protocol**

Bill announced that the meeting was being recorded and that we would be following the small boards protocol.

III. **Amendments and Adoption of the Agenda**

There were no amendments to the agenda and it was adopted as written.

IV. **Jefferson County Report**

At this time, Bill announced there were two guests in the audience, Mr. Dan Touper, announced that he is running for PUD Commissioner and Mr. Greg Brotherton, running for County Commissioner.

Kathleen Kler , County Commissioner

Ms. Kler noted that interviews were being held to hire a new Emergency Management director. She also reported that a public meeting will be held on Monday, April 9 at 6:00 p.m. in the Superior Court building to discuss the Black Point MPR, project in Brinnon and that written testimony would be welcome and become part of the official record of the meeting. In addition, on April 19, the first draft of the Jefferson County Comprehensive Plan will be presented in Quilcene at the community center at 5:30 p.m.

Ms. Kler also confirmed that there will be some specific changes in the management of the County's solid waste. Information from the county will be forthcoming.

Joost Besjiin, Coordinator, Noxious Weed Control

Joost Besjiin made a presentation concerning the various noxious weeds in Jefferson County and noted that in the Port Ludlow area, their concentration would be controlling Scotch Broom and Tansey along Swansonville Road and Oak Bay Road from Port Ludlow to Port Hadlock.

V. **PLA Developer Report, Diana Smeland.**

Ms. Smeland reported that PLA was now hiring for their Summer workforce. She also noted that there was good activity on the sales of homes in Olympic Terrace 2. She also reported that a new roof had been installed on the Inn, and that they would be repairing roofs on portions of the village center at the post office and Cucina's restaurant.

Bill Dean asked if there were any immediate plans for sprucing up the village center. Diana reported that nothing was planned until later in the year that those projects would include striping the parking lot, working on the rock wall to clear it of ivy. She also indicated there were no plans to increase the square footage of the market.

Diana stated that Leisure Care was investigating the Port Ludlow area for a facility in the current RV Park area and that she had introduced them to the people Kitsap Bank hopefully to begin a relationship that may lead to a facility in Port Ludlow.

At this time, Bill asked for a motion to amend the agenda by moving the report from John Fillers, Trails and Natural Resources from PLVC Internal Reports to Community Interest Reports. Motion was seconded and passed.

VI. **Community Interest Reports**

Trails and Natural Resources John Fillers.

John updated the Board on the most recent projects of the Trails Committee, which included the solutions to drainage problems and thanked PLA for providing repurposed cedar logs for several of these projects. He also noted that a new mower had been donated by resident Jim Mueller and named after his father, the original owner, Felix. He noted that storage facilities have been provided by PLA golf course at no cost. Board Treasurer, Paul Wynkoop commented that the committee works very hard to provide and maintain the trails in Port Ludlow. John also mentioned there will be a Scotch Broom clearing on May 9th with a BBQ to follow.

Wellness Committee, Phyllis Waldenberg & Paul Hinton

Phyllis gave some history on Health & Wellness Committee, which has been inactive for the past three years. Phyllis and Paul have established a partnership with Jefferson Healthcare (JHC) where PLVC will sponsor and advertise wellness events that JHC is providing. Monday, May 9th Begins with a seminar on Cardiology and within the next months seminars on orthopedics and strokes will take place. Phyllis noted that

Marilee Mount, ARNP, is retiring after twenty years from JHC's Quilcene clinic and will join the Health and Wellness Committee.

Dog Park Update, Phyllis Waldenberg

The Dog Park Committee finalized recommendations to be made to PLA, LMC and Admiralty I and II HOAs. The location determined by PLA located at the corner of Marine Drive and Oak Bay Road was opposed by the LMC Board. The committee still plans to present the dog park proposal to Admiralty I and II HOAs. While LMC is in favor of a dog park, the location was not acceptable. Other locations that have been considered, but are either not financially or topographically feasible thus putting the dog park at risk. The committee will continue to look at possible locations. (Please see minutes from 3/1/18 for full dog park report).

VII. Homeowners Association Reports

A. LMC, Randy Deering

Randy reported that the LMC Annual meeting will be held on Saturday April 21st. at 2:00 p.m. Prior to the Annual Meeting, there will be a party on April 20th at the Beach Club beginning at 5:30. Randy also noted that LMC would be celebrating it's 50th anniversary this year.

B. SBCA, Gil Skinner, Usage Fees

Gil stated that the Bay Club is a private club, and that usage fees are being discussed. He urged the PLVC to get in front of the issue by offering to pay a nominal fee. SBCA estimates it spends about \$2,200.00 per year in direct costs for non-member use. He also noted that not everyone in the South Bay supports PLVC. Gil reported that he was waiting for the results of the most recent survey, which will give an indication of how South Bay members feel about charging for use of the Bay Club by outside groups.

Last year PLVC and its committees held 49 documented meetings at the Bay Club and approximately 20 at the Beach Club. There are members of SBCA who believe that PLVC or other outside groups should not use the Bay Club for free, especially as there is an imbalance of usage. Gil also mentioned that some organizations had already agreed to pay a room fee for each meeting.

Gil also noted that PLVC as a 501(c)(3) charity can beg for money, and if you're going to beg, beg big. There are approximately 1700 members of the community and if 50% donated \$100, PLVC would raise \$85,000.00 and if 25% donated, it would raise \$42,500.00. By initiating a fundraising campaign targeting all of these residents, PLVC could offer a tax deduction to contributors

and raise enough money to easily pay a nominal room rental as well as for other important projects.

Comments by members of the audience and the Board centered on the usage fees issue seemed to be dividing the north and south bay communities.

President Bill Dean commenting on Mr. Skinner's remarks, reminded the Board and the attendees the PLVC and its committees have been created and function as an organization for the benefit of Port Ludlow, not North or South Bay exclusively. We have operated on a reciprocal agreement for years and that the idea of a fee for use of the Bay Club rooms will cause a further divide between the two communities.

Randy Deering, LMC president noted that the Ludlow Maintenance Commission has been working hard to remove some of the perceived barriers between north bay and south bay and asked that further discussion of the subject be moved to the next workshop agenda.

VIII. Citizen Comments (two minutes each)

There were no citizen comments.

IX. PLVC Internal Reports Actions

- A. Secretary Pat Page. Ms. Page made a motion to approve the Board Minutes from March 1, 2018 and the Minutes from the Special Board Meeting held on March 14, 2018. Motion was seconded and passed.

Correspondence

Bill Dean reported that he had received a letter from LMC stating that the location of the proposed dog park was not supported by the LMC Board. Also, a communication from Chimacum School Board Superintendent Rick Thompson requesting to speak at an upcoming Board meeting regarding the school board levy. There was also a letter from John Filler mentioning that one of the trails near the Beach Club was unsafe. There was also a letter from Ron Gregory commenting that the JHC e-blast did not mention health care only architecture. A second email was received indicating that rather than spending money to enhance the JHC building, it should be spent on health care.

B. Movie Night

Pat noted that the Movie Night budget had been finalized and sent to all of the directors and that most of the information for the budget was based on the financial report from last year's event, which was prepared by the Port Townsend Film Festival who acted as fiscal agent for Movie Night 2017. There were a couple of changes/additions that were made and those were:

—The profit from last year’s event was \$1,100.00, which was deposited in the PLVC account last month.

—The L-Tac funding was raised from \$3600 last year to \$3900 for this year due to the success of the event last year – we were allocated more “heads-in-beds” dollars.

—We initiated a \$5.00 per car parking fee. Based on 500 attendees last year, we anticipated 250 cars for a projected total of \$1,250.00.

With those additional components in place, the budget is now finalized. Ms. Page made a motion to accept the 2018 Movie Night Budget as presented of \$13,890 of revenue, \$10,967 of expenses for a net revenue of \$2,923. The motion was seconded and passed.

C. Treasurer Report

Treasurer Paul Wynkoop reported that the previous month’s balance was \$27,034.11 with expenses of \$1,167.02 and a final balance of \$27,029.86.

Mr. Wynkoop noted that a copy of the PLVC budget had been sent to all members of the Board and made a motion that the “4/5” budget be approved. This included the additions of the aforementioned Movie Night items, which resulted in a total PLVC income of \$23,390.00 expenses of \$24,630.00 for a net loss of \$1,240.00. Motion was seconded and passed.

X. Other Business

Caleb Summerfelt gave a report on the PLVC web page traffic indicating that it was higher than average. He also noted that he continues to research finding an alternative to Constant Contact due to increasing costs.

XI. Adjournment

Meeting was adjourned at 5:25 p.m.