



Board of Directors Meeting
November 1, 2018 — 3:00 p.m.
Beach Club

Attending: Bill Dean, Steve Frenzl, Steve Hammond, Paul Hinton, Tam McDearmid, Pat Page, and Phyllis Waldenberg. Gil Skinner and Randy Deering were absent.

Bill Dean welcomed everyone to the meeting and reminded all attending to maintain a courteous and patient attitude toward the meeting and its participants.

I. Declaration of a Quorum

Secretary Pat Page stated that there was a quorum present.

II. Notification of Meeting Being Recorded and Small Board Protocol

Bill Dean noted that the meeting was being recorded and that we would be following the Small Board Protocol from Robert's Rules of Order.

III. Amendments and Adoption of the Agenda.

There being no amendments to the agenda, motion was made, seconded and passed to approve the agenda as written.

IV. County Report, Commissioner Kler and County Assessor Jeff Chapman

Bill announced that Ms. Kler would be delayed and asked Jeff Chapman to make his report first.

Mr. Chapman opened his remarks by stating that he would attempt to de-mystify the Jefferson County property assessment process, which has undergone some significant legal changes in the past few years.

Jeff reported that by law, the entire county must be revalued each year either by visual inspection or statistical (comparable sales) evaluation. One sixth of Jefferson County is visually inspected each year and obviously the developed areas are much easier to evaluate than rural areas. All property should be valued at 100 per cent of fair market value, however, and values are not keeping up with sales making the effort to be fair and equitable extremely difficult.

He gave a history of Port Ludlow's value fluctuations in the last 10 years indicating that in 2008, we were valued at \$1.3 billion. With the financial crisis, that value went as low as \$900 million but has recovered up to \$1.15 billion currently. In 2018 we had a 9 per cent increase based mostly on statistical data.

The current assessed value of Port Ludlow is \$1.15 billion, although Chapman stated there is still a great (puzzling) gap in unimproved lots compared to lots with homes.

He also addressed the issue of appealing an assessment decision through the State Board of Equalization and noted that an appeal can take several months to be reviewed, and that a separate appeal for each year contested must be presented.

Mr. Chapman encouraged anyone who had questions or concerns about their property tax bill to contact the Jefferson County Assessor's office.

Ms. Kler reported that she had just returned from the Olympic Tourism Summit in Port Angeles. She noted that it was especially well attended and that the keynote speaker was from National Geographic and presented the case for maximizing the experience for tourists to the Peninsula while maintaining the integrity of the residents, businesses and National Parks. The goal being to keep what we have and maintain the value of what we possess in our unique ecological environment on the Olympic Peninsula.

She noted that the topics the County Commissioners will be discussing include gun range placement in the county, the Comprehensive Plan and induction of the new Commissioner following the November 6, 2018 election results.

V. **PLA Developer Report**

Diana Smeland spoke to the issue of budgets and audits currently on PLA's agenda. Board member Steve Hammond asked about the possible removal of the dead trees on the golf course near Port Ludlow Brokers. Diana responded that she did not know of any plans regarding the trees. Mr. Hammond also inquired about the clear cutting at Tala Point and if there would be logging truck traffic through Port Ludlow. Diana responded that she didn't know.

VI. **Community Interest Reports**

a. Roadway Safety Update

Steve Frenzl and Alan Kiesler directed our attention to a presentation on the ongoing efforts of the Roadway Safety Committee. Steve gave an overview of the initial multi-point recommendation made to the county Public Works Department, which after consultation with them was narrowed down to five major points of concern. Those points included a four-way stop at the corner of

Oak Bay Road, Marina View Drive and Walker Way; reduction of speed to 35 mph on sections of Paradise Bay Road and Oak Bay Road from Timbernton to Swansonville Road; crosswalks and better signage from four-way stop at Oak Bay Road, Paradise Bay Road and Osprey Ridge Drive; and six bicycle safety signs at key points along Oak Bay Road and Paradise Bay Road.

Steve reported that the staff at the county's Public Works department will begin looking at the feasibility of all these recommendations, and while this may not seem like much progress, he noted that it was a very important first step to get these safety items on the department's agenda.

Further discussion was held regarding the "ad-hoc" status of the Roadway Safety Committee. Mr. Frenzl made a motion that the committee be made a standing committee of the PLVC Board. Motion was seconded and passed.

b. *Bird Hill Emergency Management Report-Kate Riles*

Bill introduced Kate and explained her place on the emergency management committee. She gave overview of the Bird Hill (streets off Osprey Ridge named after birds) Emergency Management event held at the Beach Club on October 22, 2018. The event had a 31.7% participation rate. The attendees participated in a "map your neighborhood" exercise as well as presentations from emergency preparedness experts. Kate gave an overview of the block captain's responsibility. She also noted that a great deal of interest has been shown by other areas of the North Bay for additional workshops including the Swansonville area, and the N4, N9 and N11 neighborhoods.

VII. Homeowners Association Report

a. *LMC, Randy Deering*

Randy was not present to make a report.

b. *SBCA, Gil Skinner*

Gil was not present to make a report.

VIII. Citizen Comments Two (2) Minutes Each

There were no citizen comments.

IX. PLVC Internal Reports

Bill Dean asked the Board members to review the Draft Committee List and be prepared to discuss at the next Workshop Meeting on November 19th.

a. Secretary Pat Page

i. Prior Month's Minutes (September)

Ms. Page made a motion to accept the September PLVC Minutes as written. Motion, made and seconded and passed to approve the minutes as written.

ii. Correspondence.

Ms. Page reported that there had been checks received for the Holiday Lights contributions as well as several political advertisements.

Bill Dean noted that he had received a request for copies of the Port Ludlow directories from the Beach Club and instructed Pat to deliver 4 directories to Kim Bond.

b. Treasurer, Paul Hinton

i. Prior Month's Financial Report

Paul reported that our end of month balance was \$26, 775.65. Paul also made a request that we use the Quicken system to synchronize our account with the Sound Bank's system and back up on the cloud. Motion to use quicken system if it does not cost more that \$10 per month. Motion was seconded and passed.

Mtotion made to accept treasurer's report. Motion was seconded and passed.

X. Other Business

There was no other business.

XI. Adjournment

Meeting adjourned at 4.43 p.m.