



Board of Directors Meeting
May 6, 2021 at 2:45 p.m.
By Videoconference Call

MINUTES

Attending: Paul Hinton, Allan Kiesler, Tam McDearmid, Jim Moffitt, Karin Nyrop and Mike Towner and Tom Sprandel.

Others: Dave Jurca, Dave McDearmid

I. **Call to order**

President Jim Moffitt called the meeting to order at 2:50 p.m. and Tam McDearmid declared that there was a quorum. Jim noted that the meeting was being recorded and that Robert's Rules of Order for Small Boards Protocol was being used. There being no additions to the agenda, a motion was made, seconded and passed to accept the agenda as written.

II. **County Report – Greg Brotherton, County Commissioner, District 3**

Greg reported that Philip Morley had recently resigned from his position as Jefferson County Administrator and Central Services Director, Mark McCauley would act as Interim County Administrator. Due to some additional resignations from key positions and upcoming retirements, the commissioners were considering this situation as an opportunity for a fundamental shift of how business was being run in Jefferson County and would be reaching out to stakeholders who were interested in defining how the county would conduct business going forward.

Referring to the Port Hadlock Sewer project, a substantial funding boost of \$21.125 million had been received from the state legislature and the contractor "Avivo" had been selected for the project. Greg commented that, when the 2021 Comprehensive Planning Docket was due for review, sub-area planning for the Port Hadlock area should be considered and the commercial zoning boundaries updated for mixed use of residential and commercial.

Due to forthcoming federal and state infrastructure investment funding, the commissioners were considering future projects which would most benefit the community.

Following-up on some citizens' request for a dog park in Port Ludlow, discussions would continue at the June Department of Parks and Recreation Advisory Meeting to find out whether the county would consider reassigning a piece of land back to DPR for use as a dog park. This proposal would require LMC approval and Port Ludlow residents needed to be aware that a county operated dog park would have to be open to public access.

The Board of County Commissioners had received a proposal from the Port Ludlow Drainage District to suspend operations for a period of 5 years or until such time as new facilities or replacement of existing facilities was deemed to be a necessity and in the best interest of landowners. There was no need for capital outlays as the District had reached the stage of maintaining the facilities with no plans for expansion of drainage infrastructure or replacement of existing facilities within the next 5 years. Reserve funds would be used for maintenance activities. The proposal would require a public hearing and ratification by the BOCC.

III. Port Ludlow Associates Report – Diana Smeland, President

In the hospitality area, the Fireside restaurant had held a wine tasting dinner on the patio which had been a success. The Marina would be welcoming the summer season with new kayaks to rent and the Yacht Club would be holding its opening day parade on May 8th. Two leases had been signed for new coffee "shops", a small coffee shed on the old Kitsap Bank property and a coffee truck beside the Community Center. Timing for the opening of these facilities would depend on the County's permit process.

The Chlorination project was on schedule. OWSI had filed for approval from the Washington Utilities and Transportation Commission (WUTC) to increase water rates by 7.40%. The last water rate increase by OWSI was in 2008 when the rates were increased to the current level. A notice had been sent to all homeowners detailing the reasons for the proposed increase and explaining the proposed new rate structure. It was later suggested that a copy of this letter should be sent out to the community by e-blast to ensure that as many residents as possible were aware of the information. Dave Jurca requested that Diana provide Robert Chanpong (Chair of the Utilities Committee) with a copy of OWSI's submission to the WUTC.

IV. Presentation by Rayonier Corporation – Bill Monahan, Director Western Forest Resources and Adrian Miller, Director of Public Affairs for Rayonier

Dave McDearmid introduced Bill Monahan and Adrian Miller who were joined by Griffith Chamberlain who was responsible for the region's non-timber income business. The three

guests discussed Rayonier's acquisition of Pope Resources and provided a detailed explanation of Rayonier's land use policies focusing on the Port Ludlow area. In addition to tree harvesting, they also discussed Rayonier's position on the No Shooting Zone. The full presentation can be accessed at:

<http://www.plarchive.org/archive/Port-Ludlow-Village-Council-5-6-21.pdf>

Due to the acquisition of Pope Resources, Adrian Miller would be putting together an information piece for the general public explaining Rayonier's land use policies. He would send a draft of that announcement to Jim so that a PLVC e-blast could be sent out to the community with information relevant to Port Ludlow residents. Mr. Miller said there was sometimes a market for slash material. The company had to weigh the issue of creating smoke burning piles of slash material currently versus the danger of the piles catching fire at a later date. In response to a question from Greg Brotherton re a certified clean gravel program, Mr. Miller said that the company had a program to target invasive species in their gravel mines and rock quarries. Board members thanked the Rayonier executives for their time in presenting an in-depth explanation of their policies and future plans.

V. Committee Reports

a. Emergency Management Committee – Bill Dean, Chair

Bill reported on the Committee's objective to find backup communication centers for the Beach and Bay Clubs which were both at relatively low locations and could become inoperable as communication centers. The Port Ludlow Brokers' Office (Teal Lake Road & Paradise Bay Road) had been identified as a backup for the Bay Club and antennas had been installed on the smoke stack of the building. Communication equipment could be accessed from within the building or by a mobile unit. The Fire Station had been identified as a backup for the Beach Club and that location already had some emergency communication equipment. A large hill hindered communication from the fire station to the community and a repeater would need to be installed. There were a limited number of radio operators in the North Bay and currently only one ham operator, Rick Schurman, with the ability to communicate with the County. The next step would be to identify additional ham operators in the community, perhaps using an e-blast of article in the Voice.

b. Health & Wellness Committee – Christine Dean & Phyllis Waldenberg, Co-Chairs

Jim Moffitt reported on behalf of Christine and Phyllis. There had been few activities due to limitations imposed by the pandemic. Jim wished to congratulate and thank the entire team in Jefferson County which was leading Washington State in its vaccination program.

c. Utilities Committee – Robert Chanpong, Chair

In Robert's absence, Jim Moffitt read his report. Regarding the OWSI chlorination project the buildings had been outfitted and various piping and infrastructure installed. OWSI

anticipated that the project would be completed on schedule. A survey had been completed in support of the variance for the replacement water well. The hydrogeologist had completed his report and applicable documents submitted to the Department of Health. Approval of the well location was anticipated shortly.

The community had been informed that the Public Utility District (PUD) had published proposed utility rate increases over the next three years on their website. New water rates (outside the MPR) had been approved recently, to be followed by new electricity rates. Bill Dean suggested that the committee put together a comparison between the utility rates in Port Ludlow and rates charged in surrounding counties.

An e-blast with the Department of Health (DOH) recycling information had been distributed to the community and the Voice had agreed to place monthly reminders on recycling protocols in their magazine. The 2021 version of 'Moving It On', which contained useful information about local services for passing on unwanted goods, had been distributed. The document had also been uploaded on the Utilities Committee's portion of the PLVC website.

d. Transportation Safety Committee – Allan Kiesler, Chair

Allan said that Phase 1 of the road safety program had been completed with the new signage installed on Oak Bay and Paradise Bay Roads and limited speed enforcement. It appeared that Phase 2 would be scheduled for June or July. This would include chip sealing on Oak Bay Road, restriping and narrowing down the 4-way stop at Osprey Ridge, Oak Bay Road and Paradise Bay Road and also the intersection of Walker Way and Oak Bay Road. Public Works would be monitoring speeds as well as the number of vehicles not stopping at the 4-way stop. Traffic would also be monitored in the summer when the restriping had been completed. If traffic started to backup at intersections, Public Works would consider other traffic control solutions such as a roundabout as Phase 3. Allan thanked Monte Reinders and Eric Kuzman of JeffCo Public Works for their efforts and support in implementing the road safety program and for keeping him informed of developments.

VI. Homeowners Association Information

a. LMC – Allan Kiesler

Allan reported that the outdoor pool had now opened at the Beach Club. Access was by reservation only and limited to three reservations per person per week. Members had expressed thanks to the LMC Board for all their hard work in making this opening possible while still following State safety protocols. Allan continued that the North Bay storage lots renovation would be completed within the next 10 – 14 days.

b. SBCA – Tom Sprandel

Tom reported that the SBCA had a new website with a document repository to provide

easier access to information for residents. Nominations for the open Board slots had been closed. The SBCA Board was hoping to open the Bay Club on a limited basis by the end of May but this would depend on completion of the new HVAC system. Opening hours would be limited and access would be rotated through the various activities.

VII. Citizen Comments

Bill Dean commented that the Covid-19 situation reports, including the weekly e-blasts, continued to be very valuable. Jim thanked Mike Towner for his effort in putting together these weekly e-blasts and said that the Resource information from the State, County and CDC was especially valuable due to its graphic form.

VIII. PLVC Internal Reports/Actions

a. Secretary – Presented by Tam McDearmid in Sally Franzel’s absence

i. Prior Months’ Minutes – Motion to approve the April 1, 2021 Board meeting minutes was made, seconded and passed.

b. Vice-President – Tam McDearmid

i. Referring to funding for the Volks Walk scheduled for August 28th, 2021, Tam proposed a motion for the PLVC Board to approve a line of credit for the Volks Walk not to exceed \$500.00. The motion was seconded and passed. Paul Hinton thanked Diana Smeland for PLA’s \$500.00 donation to the Volks Walk and commented that Jane felt no additional solicitation for funding would be required. Jane had been invited to the upcoming Trails Committee Meeting and would go through the two proposed trail works with the Committee.

c. Treasurer – Paul Hinton

i. Prior Month’s Financial Report – Paul Hinton reported that the previous month’s opening balance was \$20,187.79 with net income of \$0. Expenses totaled \$658.31 leaving an April 30, 2021 balance of \$19,529.48. A motion to accept the Treasurer’s report was made, seconded and passed.

IX. Other Business

Dave Jurca commented that the upcoming e-blast regarding the OWSI rate increase should include a statement indicating that PLVC would consider taking an active role and not merely a neutral position on the issue. Jim agreed that we should ensure that the community would be provided with an opportunity to be involved in the discussion. A draft of Mike Towner’s e-blast to the community would be sent to Dave for review prior to being sent out.

X. Adjournment

There being no additional business, a motion was made, seconded and passed to adjourn the meeting. Meeting was adjourned at 5:00 p.m.

Submitted by:
Sally Franzel
Secretary

