

PLVC Board of Directors Meeting
January 6, 2022 – 2:45pm
By video conference call

MINUTES

Board Members Attending: Paul Hinton, Jane Holmes, Allan Kiesler, Tam McDearmid, Jim Moffitt, Carol Riley, Gil Skinner, Ken Sondergard, Mike Towner.

I. **PLVC Business**

President Moffitt called the meeting to order at 2:47pm. A quorum was present. Moffitt confirmed that the meeting was being recorded and that Robert's Rules of Order for Small Boards Protocol was being used. There being no changes, the agenda was adopted as written.

II. **Stakeholders Reports**

a. Port Ludlow Associates, Diana Smeland, President

Real Estate: Supply chain issues continue. Seems like every day it's a new product that is unavailable. Heard that a 9-month housing project now taking 12-months. **OWSI:** still working on chlorine levels. Reach out to OWSI if questions or concerns. **Inn:** Need to fill Senior Sales Mgr, cooks, dishwashers, and other positions. All are listed on PLA website (<https://portludlowresort.com>). Will have more information about new hires at next month's meeting. **Fireside Room:** Themed dinners continue on Wednesday evenings. January theme is Cooking Low and Slow. February theme is Pasta Dishes. **Golf Course:** Course has been closed due to snow and ice. Had to reschedule the Winter Series from Dec 31 due to inclement weather. **Marina:** No news on the Corps of Engineers permit. Having a meeting today, so they may have some information to share. Over 100 permits awaiting approval. Sounds like they are trying to get processes together. **Village Center.** Space still available in the Office Park. Someone is interested in available space for lease in the Village Center. **In Voice:** Still working on ID signage on Hwy 19, looking for volunteers to spearhead this project. **News on OT II, phase 2:** All paperwork has been submitted to the county, waiting to hear from them. Have a meeting with Dept of Community Development (DCD) early next week.

b. Jefferson County, Greg Brotherton, County Commissioner, District 3

Greg reports Omicron variant is in Jefferson County. Jefferson HealthCare is struggling with capacity issues. Heidi Eisenhour has been elected to chair the County Commission this year. Silvernest, Olympic agency on Aging looking to start contract this spring. Home sharing program to have seniors living in residences. Jefferson Transit: working on a direct route to Kingston & fast passenger ferry directly to Seattle. Bus will pick up passengers at Visitor Center on Hwy 19 and transport directly to the Kingston Ferry Terminal. Transportation fees will be waived the first month. Land Use moratorium does

not apply to property within the Port Ludlow Master Planned Resort (MPR) area. Highlight for emergency ordinance is 5-acre lots now platted to build 70 units in 20 acres. Kudos to the road crew who worked tirelessly to clear the roads of snow and ice, debris caused by high wind conditions. Hwy 101 still closed to Brinnon. The road crew and PUD have worked nonstop during recent snowstorms. In his spare time, Greg is filming walking hikes within the county. Scheduled to feature Port Ludlow's Timberton Trail soon.

c. Jefferson County PUD, Dan Toepper – PUD Commissioner, District 3

Supply Chain issues: bad outlook, storms challenging stock needs. Critical infrastructure parts out of stock for next 18-24 months. Parts that were \$1500 now \$8000 which will increase prices for housing construction. PUD on second round in Coyne, 80 customers, no power. Have received Wash. Dept of Commerce \$1.5 million grant for Hwy 20 and Lake Rd area. Want to start as soon as possible on installation. Also received \$100,000 grant from the state for roof top solar on PUD office space. Meter replacement program, to buy 20 thousand smart meters for entire county. Will borrow funds from Rural Utilities Services with 1 1/2% loan rate. Also looking to borrow funds for fiber optics and broadband programs. Purchasing Dept reports factories won't take any orders now, OK until next storm system. But everyone is vying for the same resources. When power goes out, a cold start is recommended: turn off all computers, lights, and other appliances so there isn't such a surge when power comes back on. Before the end of 2022, there will be a labor crunch for linemen, etc. PUD commission meets first and third Tuesdays every month at 4pm, get link from website (<https://www.jeffpud.org/>).

Q: What happens if multiple transformers go out due to storms?

Toepper: Critical situation, one option is to 'cannibalize' existing systems (vacant lots and empty locations).

Q: Is there anything Port Ludlow can do to help?

Toepper: Short of not building any more houses, but not recommending this solution.

III. **PLVC Committee Reports**

a. Recycling – Robert Champong, chair of Utilities committee

- Recent dumping at the Recycling Center, 50+ comments on Next Door
- Big thank you to the community volunteers who cleaned up the mess left behind
- Recycling arrangements are between Jefferson County and Skookums, contact County Dept of Environmental Health, not Skookums.
- County reminds us Recycling Center is a service to the community and we could lose these services if dumping continues
- If bins are full, come back another day or take to Transfer Station in Port Townsend
- Not to our benefit to lose this Recycling Center, remind people gently if seen leaving garbage or items outside of a full bin.
- PLA provides the space for the Recycle Center, people outside of Port Ludlow can use this resource too

- County will be renewing the contract with Skookums this spring
- Will have periodic reminders in the Voice to not leave garbage or items outside of the bins
- Styrofoam collection on Dec 14 was organized by Port Townsend StyroCyclers, very successful event – collected ½ of a large trailer and will repeat this event soon
- Can only collect rigid, clean white Styrofoam, not popcorn or pellets (take these to the PT Transfer Station, Restoration Hardware in PT also accepts them)
- Thank you to everyone who reported the dumping and offered suggestions, we can certainly consider them

Q: If we see someone leaving garbage or items outside the bins, any recourse (take pix, get license number)? Need some reporting protocol. Is there some mechanism for this?

Moffitt: We need to get some guidance from the County. Not a good idea to confront people.

b. Trails & Natural Resources committee - Larry Scott, chair

- Since Sept, spread 15 yards of ¾ rock in the low spots of Timberton Trail
- Placed two 10'x12' culverts to handle drainage problem on Niblicks Trail.....
- Started adding ¾ rock on Niblicks Trail
- Spread ¾ rock on the Interpretative Trail
- Built bridge across the drainage flow on Wilder to connector road
- Purchased a tool shed, will be delivered in Feb/March. Used quite a bit of money reserves, but have it to spend
- Received \$2000 in LTAC funds for more rock and benches on the trails
- Planning on adding two new trails, have applied to LMC for approval. If both are approved, will be very busy in 2022

c. Communications committee – Mike Towner, chair

- Working on complete website redesign
- Introduced Caleb Summerfelt, webmaster, and technical advisor, who is creating the redesign – current site is outdated
- Redesign will include new search engine, new platform, new provider
- Newer sites have ability to look up items (Search feature) as redesign will
- Need more security; current platform does not offer this feature
- Site has been hacked a couple of times, recent attack took down entire site
- One concern about a redesign is having to shut down entire website during the transition
- This won't be an issue with all the new components; with addition of new provider, will allow us to go live when redesign is ready immediately without shutdown
- Will be easier to add new content especially photos
- It will be designed to be more demographic – committee chairs will be able to add content to their own page

- Going forward will be a positive change (haven't had a firewall, will be a lot more protected)
- Time frame: should be up in about a month
- Caleb is doing this redesign on a volunteer basis, came up with costs which have been approved in the 2022 budget
- Will be working behind the scenes, 30 day time frame is very aggressive, especially since both Mike and Caleb still work fulltime
- With Caleb's expertise and skills, saving 10's of thousands of dollars for this redesign

IV. **Homeowner Association Updates**

a. LMC – Allan Kiesler, President

- Beach Club is still open, Board has been considering several options
- Still working with Bay Club administration (General Mgr and President) to coordinate room usage fees; will include having 4 meetings per month and 1 set up in the larger rooms at each Club on a reciprocal basis
- Was pleased to host the recycling Styrofoam collection at the Bridge Deck in Dec, another one is planned soon

b. SBCA – Gil Skinner, President

- Bay Club continues to be open
- Working with Beach Club administration (General Mgr and President) to finalize an agreement on room usage and fees
- Dealing with some minor issues at the Club

V. **Citizen Comments**

Question was asked if Bay Club would be continuing the meals catered by Dusty Greens café? Gil Skinner responded that there are some issues on both sides, hopes to have them resolved soon.

Questions/Comments regarding Recycling Center incident of dumping 12/25-1/3

- This issue was raised in Oct 2018 at which time it was suggested that more signage and written educational information shared via the VOICE would help
- Looking for cause(s) – was it because of the holidays, weather-related, other reasons?
- Knows the origins of a solution was raised on Next Door (50+ comments): suggestions for cameras, police patrols, etc (not entirely realistic)
- Members of the community rented a trailer, loaded up the garbage outside the bins and took to the Port Townsend Transfer Station (see Voice article and pix)
- This is a Jefferson County Recycling Program – want to know when pick-ups occur?
- Thinks we need to include a reporting phone number on current signage about violators who leave materials outside the bins and littering, which is a crime in Jefferson County
- Can there be some contingency plan for when the bins are full? Can the recycling center be closed with cones out to discourage anyone from entering the area?

Responses to comments regarding the Recycling Center incident:

- Al Cairns, Jefferson County Solid Waste Mgr is aware of the dumping at our recycling center, and he is not pleased with the situation
- So what was the cause of this incident? You could say it was a perfect storm: due to snow and ice, trash collection was missed, recycling pick-ups were missed, 40% of Snookums employees were out due to Covid-19, several locations were requesting second bins, even the transfer station was closed
- There was no way to control the situation
- “Closed” signage with yellow tape around the area would be discouraging for some, others would just ignore the tape. Cones placed in the first set of parking would slow people down, yet we must consider the coffee business in the same parking lot
- We would want it to look professional, and cones are placed at the ends of Breaker Lane during snow days, often just ignored and driven around
- PLA has staff that try to clean up the recycling center, yet not around daily
- In the long term, will have to find a new location for the recycling center to make way for more parking for the Village Center expansion
- Most places being considered are more remote and could have more problems with dumping
- Would curbside recycling be a possibility? Would have to ask the county
- Waste Connections (our garbage service) has recycle program, they pick-up curbside every two weeks for a fee

VI. **Board Business Reports**

a. Approval of Board meeting minutes, Dec 2, 2021. Motion was made, seconded and passed.

b. Motion was made to make a Liaison position between PLVC and Port Townsend Local 20/20 with Kim Moffitt named as Liaison. Seconded and passed,

c. Treasurer’s Reports, Paul Hinton

- For the month of December, Mr. Hinton reported beginning balance of \$19,310.72, net income of \$527.91 and expenses of \$491.77 resulting in a balance of \$19,346.86 at 12/31/21. Motion was made to approve the Treasurer’s December Report, seconded and passed.
- Budget for 2022 was introduced, with a motion to approve. Motion seconded and passed.

VII. **Closing Remarks**

- Holiday Lights have been challenging this year. Several outages that require constant maintenance that necessitates resetting County GFIs high on the light standards by committee chair and volunteer. Could be weather-related with snow, ice and high winds. Look to improve the system as currently very labor intensive. Of course the Holiday Lights program will continue, just need to look at the system processes and see if we can improve them
- Board member thanked the Voice for redesign of the cover, looks great

- Another board member thanked the Voice for printing the Volunteer Honor Roll in January issue.

VIII. Adjournment

There being no other business a motion was made, seconded and passed to adjourn the meeting at 4:12pm.

Next workshop: Tues-Jan 18 at 2:45pm. Virtual conference call.

Next Board Meeting: Thurs-Feb 3rd at 2:45pm. Virtual conference call.

Respectfully submitted,
Tamra McDearmid, Secretary