July 9, 2022

Commissioner Gary Rygmyr
Port Ludlow Drainage District
P.O. Box 65621
Port Ludlow, WA 98365

Re: Ludlow Cove II Storm Water Management Facility

Dear Commissioner Rygmyr,

I am writing to address some points raised in your May 12, 2022, email to Diana Smeland, Cliff O'Brien and me. Most of the information contained in this letter can be verified using Jefferson County's online Permit Database Search Tool available to the public.

The reference to Assessor's Parcel 968800102 in the Stormwater Management Facility Agreement is not a mistake. The plat of Ludlow Cove Division 2 is a replat of Tract E of Ludlow Cove Division I, Phase 1. This information appears on the face of the recorded plat of Ludlow Cove Division 2. At the time the Facility Agreement was made, the plat had not been approved. Tract E was assigned Assessor's Parcel 968800102. This can be confirmed with the search tool using the parcel number choice, which provides the following information: "LUDLOW COVE DIVISION 1 PHASE 1 TRACT E*VOID*NOW LUDLOW COVE 2." So, without question, the Facility Agreement relates to the plat of Ludlow Cove Division 2.

Similarly, no question exists about what stormwater facilities are included in the agreement. Using the same Permit Database Search Tool, you can confirm the following information. In 2007, Port Ludlow Associates proposed to subdivide Tract E into 42 single family lots to be known as Port Ludlow Cove II. Jefferson County Public Works imposed a number of conditions for approval, including the following:

> To meet the requirements of the Jefferson County Unified Development Code, the SWMMWW Minimum Requirement #9, Operation and Maintenance, and to ensure that the approved stormwater management facilities are appropriately maintained for the life of the project, prior to final DCD project approval the proponent shall enter into an agreement with the Port Ludlow Drainage District authorizing the District to enter the property and inspect, operate, maintain, repair, and replace the stormwater management facilities and declare the agreement and necessary easements (including

PLA submitted the plans for its proposed stormwater management facilities to the Drainage District for review. Jefferson County's permit file for these facilities includes the following finding: "The Port Ludlow Drainage District has reviewed the approved plans and given final notice of concurrence on March 25, 2014." The county issued a permit for construction of the facilities on April 2, 2014, relying in part on the Drainage District approval. The District and PLA agreed to the Facility Agreement in July 2014. Then, when advising the Board of Commissioners about final plat approval for Ludlow Cove II, staff stated that PLA had satisfied the condition about stormwater facilities quoted in this letter by entering into an agreement with the Drainage District. The existence of this agreement is disclosed in paragraph 12 of the plat's declaration, covenants and reservations.

While some obligations of the Drainage District under the Facility Agreement may be unclear, this information demonstrates which stormwater facilities that the District is to keep clear from vegetation and any accumulated debris.

Our homeowner's association board remains willing to meet with PLA and the District to resolve issues related to the maintenance and repair of the stormwater facilities serving Ludlow Cove II—but ongoing problems with the facilities' performance make the lack of progress on this matter an increasing concern to those property owners directly affected by those problems.

Ludlow Cove Division 2 Homeowners Association

Robert W. Grindeland

By Robert Grindeland, President

Cc: Port Ludlow Associates LLC
Commissioner Greg Brotherton