

Port Ludlow Drainage District

Post Office Box 65261

Port Ludlow 98365

Minutes of the 62nd Regularly Scheduled Meeting
10 AM, 22 July 2004

Call to order and Approval of Minutes:

The 62nd regularly scheduled meeting of the Port Ludlow Drainage District (PLDD) was called to order by the Chairman Richard Regan. PLDD Commissioners Regan and Laker were in attendance with Commissioner Amundson being excused. The minutes of the 8 July 2004 regularly scheduled meeting were approved as written.

Public Forum:

Dean Nelson expressed his concerns regarding Montgomery Lane drainage situation and asked the Commissioners to review the drainage plan for the lot he is interested in developing (lot # 1-2-009). Having reviewed the plan, submitted at this meeting, the Commissioners agreed that rerouting of water to the Condon Lane would be the best solution. The owner will need to obtain drainage easements from several adjacent property owners to implement this plan. If the easements are refused, pumping of the water up to the Montgomery Lane culvert will be acceptable. When the plans are ready to go for a permit, the owner (or his contractor) will be required to submit a drainage plan showing the topography of the lot and the elevations of footing drains and their exits. Mr. Baker was directed to release the topographic information on the above-described lot upon Mr. Nelson's written request.

Walter Cairns inquired on a status of the PLA building plans over the lagoon. Commissioner Regan reported meeting with the county earlier this week. However, no update could be given on this subject.

Judith Morris, County Auditor, reported PLDD account receiving loan funds from American Marine Bank. The PLDD had secured a two-year loan with a 5.75% interest, \$250 loan fee, quarterly periodic interest payments, and two principle payments due in June 2005 and June 2006. Mr. Baker was directed to release a notice to proceed with Phase II of the Oak Bay Road Conveyance System Repair Project to Seton Construction of Port Townsend, WA.

Old Business:

1. The Commissioners were given an update on the progress of the Oak Bay Road Conveyance System Repair Project. Mr. Baker is meeting with the project inspector later this day. The trees to be removed as a part of Phase I should be marked later this day. The work should start early next week.

2. The Commissioners received a letter from Rick Lander, a contractor getting ready to build a house on the Condon Lane lot # 1-2-024. Last month the Commissioners reviewed and found sufficient an engineered drainage plan for the above-mentioned house. The lot in question contains an adjacent drainage easement and has a significant existing drainage problem. In his letter, Mr. Lander requested "documentation approving work to be done" and PLDD acceptance of "all liability for said work upon completion." During the discussion that followed the Commissioners agreed that the PLDD could not accept the liability for the work done by this/or any contractor on the private property. They agreed to ask the contractor for a one-year project failure warranty due to the workmanship or material. The PLDD will then agree to maintain the greenbelt part of this new drainage system. Mr. Baker was directed to draft a response to Mr. Lander's letter based on the decisions made during the above-described conversation. A draft of this letter will also be reviewed by the PLDD attorney.
3. Discussions were held pertaining to the annual maintenance of the Area 7 Detention Pond. Mr. Baker is still trying to find a contractor to do this job. Pond maintenance should be done annually in August- September.
4. Mr. Baker reported a meeting with the county and Port Ludlow Associates held on a Monday before this meeting with regards to Ludlow Cove Development Phase I. Discussions were held pertaining to the review process requirements and PLDD inclusion on the list of reviewers. Since Ludlow Cove Development started prior to the formation of the PLDD, the District had no comment authority over the project. All new developments will be subject to the PLDD official review. Therefore, the plans for the Ludlow Creek Development coming for the permits next, will be officially reviewed by the PLDD. This development is expected to join the PLDD.
5. Robert & Donna Snow, 80 Olympic Lane, asked for the Commissioners' assessment and remedy to the drainage problem created by the street run off at the Olympic Lane cal de sack. They reported getting an expert opinion against installation of a catch basin in front of their property. This remedy was suggested by the county. The Commissioners are planning another project that will direct as much of the run off as possible into the greenbelts, which, once accomplished, will solve the drainage problem of the Snow's house. Unfortunately for Mr. & Mrs. Snow, this project will not take place for a few years. Mr. Baker suggested writing a letter report for this project and it's effect on the Olympic Lane cal de sack. Since Treasure Amundson could not attend this meeting and, therefore, could not confirm the availability of the funds to pay for the letter report, Mr. Baker's suggestion will be further discussed at the next (August 12) PLDD meeting.
6. By a motion duly made, seconded, and carried, the second August PLDD meeting was cancelled. A notice of this meeting cancellation will be placed in the Port Townsend Leader and posted on the Beach Club bulletin board.

The next regularly scheduled meeting of the Drainage District will be held on 12 August 2004.

The 22 July 2004 meeting adjourned at 11:05 AM.

Respectively Submitted:



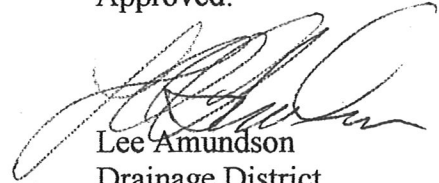
James Laker
Drainage District
Secretary

Approved:



Richard Regan
Drainage District
Chairman

Approved:



Lee Amundson
Drainage District
Treasurer