

**Port Ludlow Village Council**  
**Board of Directors Meeting Minutes**  
Thursday, November 7, 2024

I. Call to Order

The meeting was called to order by Tam McDearmid at 3:00 PM, and meeting follows Robert's Rules of Order for Small Boards. Board Members present: John Goldwood (represented by proxy by Tam McDearmid), Tam McDearmid, Tracy Geipel, Bob Gilbert (representing SBCA), Joan Johnston (representing LMC). Board Members absent: Paul Hinton. A quorum was declared, and the meeting was recorded.

Changes to Agenda

Tam McDearmid requested approval to add agenda item to Board Business. Motion to approve, seconded, passed unanimously.

II. Stakeholder Updates

a. Greg Brotherton, Jefferson County Board of Commissioners, District 3

Greg Brotherton provided an informative update regarding conversation he had with John Goldwood about negotiations between the County and PLA concerning the MPR timber harvesting agreement due to sunset on May 5, 2025. Although cognizant of importance to the community, the County intends to let it end. Greg will invite staff to discuss the decisions with the community. Election results on the national level will likely impact funding, but County won't know more about this until possibly January.

Construction of the roundabout at Paradise Bay Road and Highway 104 is going well. PUD and DCD will install conduit attached to a pole for lighting on a sign and a "Welcome to the Peninsula" arch. County is working hard on fleet electrification. They've received a grant to install forty Level 2 chargers for county fleet use and will outsource installation to EVCS. Videos of County Commissioners meetings are available on the website. A speed

study will be underway at Thorndyke Road to look at mitigations. A County workgroup is looking at developing policies, procedures, and human opt-outs for AI (Artificial Intelligence) deployment. AI has been described as “Coach, Clerk, and Colleague” and will help meet staffing shortages regarding defense attorney indigent caseloads. The state pays the county \$35,000, but these cases cost the county around \$1 Million per year. The state Attorney General’s office is requiring smaller caseloads for defense attorneys, but there are not enough defense attorneys in the area to cover all of the cases. The county has multiple grants to install more high-speed EV chargers throughout the county for public use. A discussion ensued surrounding the timber harvest agreement, and the best way for the concerns of the community to be heard is by submitting a report to the commissioners as well as through PLVC meetings.

b. Jefferson County PUD – Jameson Hawn

Jameson Hawn reported that at the height of last Monday’s windstorm there was a peak of 1,600 total customer power outages. Outages over the recent two solid windstorms were kept to a minimum due to ongoing mitigation work including tree trimming. Big project funding workload changes are coming to PUD. The expansion of the Breaker Lane substation is in permitting limbo. A \$5 Million loan financing program for residential energy efficiency improvements is coming soon, which will save PUD a lot on purchase power. A United Good Neighbors in-house grant program totaling \$10,000 for income-qualified residents facing shut-off notices is coming soon for up to \$500 per resident. Jameson will be hosting roving forums for the public in different Jefferson County communities regarding PUD four- and ten-year work plans. These will be listening sessions and Q&As about any PUD issues. A rate study is underway, with announcements online and in the newsletter. PUD is hiring. They are growing very quickly and are looking to fill all position levels including Line Crew Superintendent as Josh is moving to Mason County. PUD is down to

installing the remaining 1,100 new meters out of the 21,300 total in the county. There was a discussion about expended benefits/rebates to upgrade appliances. The current program is only for about \$50, but they'll soon launch a HEAR program on January 1 that provides \$468,000 total for rebates and must be spent by June 30, 2025. This will cover panel upgrades as well as appliance upgrades by using a PUD-approved installer. Another program provides rebates for exchanging a wood stove for a heat pump. Savings are visible in the big picture overall because all of these completed upgrades result in energy efficiency which in turn allows monetary savings by PUD in Tier I purchase power. Lack of efficiency causes PUD to have to buy more expensive Tier II energy from Bonneville Power Administration (BPA). This savings is passed on to customers via smaller or infrequent rate increases.

c. Port Ludlow Associates – Diana Smeland

The OWSI Town Hall on October 31 was well attended and went an hour over. They discussed the surcharge, rate increase, and showed an ice pigging video (all available on their website at <http://www.portludlowresort.com/>). OT II Plat is finalized. PLA is asking Jefferson County Commissioners to extend the timber and development agreements. The EV charger grant went through; two fast chargers and one Level 2 charger will be installed in the Village Center. Tesla paid for twelve chargers to be installed already in the community (six at SBCA and six at the golf course). Carlos hopes to have the new hamburger restaurant open in time for the tree lighting ceremony at 4:00 PM on December 7. Diana provided an update on various activities and promotions happening at JR's Sandtrap and at the Inn. The lighted boats will be at the marina and there likely will be the short boat parade December 20. They plan to have a Christmas tree on Burner Point. Please shop local to help local businesses survive the winter season. Primary income for local businesses comes in between July and September. A discussion regarding the timber and development agreements and how they affect the community was held, specifically regarding property values in South Bay. PLA's status and practices as a very small business was explained, including the necessity for

profit margins. It is PLA's choice whether or not to develop more than the current 37 lots available in South Bay, and they probably won't be part of SBCA houses because of a recent "incident." PLA has received approval on a \$2.3 Million loan as well as approval and the permit from the Corps of Engineers to replace dock C at the marina (with other dock replacements hopefully to come). Capacity will remain at 300 slips.

III. Citizen Comments – There were no citizen comments at this time.

There will be no committee reports at today's meeting as it is the month before the PLVC Annual Meeting, when full reports will be given.

IV. HOA Updates

a. LMC – Joan Johnston, PLVC Director and LMC Representative

LMC is gearing up for the holidays and has many ongoing events. The Polar Plunge will be at the outdoor pool on December 30.

b. SBCA – Bob Gilbert, PLVC Director and SBCA Representative

SBCA board is hosting the LMC board next Thursday for a little social and everyone is on board for it. A priority is to work to build bridges between North Bay and South Bay. SBCA is working on a strategic planning process to establish a road map for the next board indicating what the SBCA is and where it needs to go in the future to best serve the community. This month's issue of the Voice reflects a coordinated effort between SBCA, LMC, and PLVC to show the community what PLVC is and how important it is for the community to support it. A new Communications Committee has been established, which will help determine where SBCA needs to be regarding their web presence and how to leverage for future upgrades and updates.

V. Board Business

a. Approval of October 3, 2024 Minutes. Motion to approve, seconded, passed unanimously.

- b. The Treasurer Report was given to Tam McDearmid by Treasurer Paul Hinton to read aloud at the meeting. Paul is out of town. Motion to approve, seconded, passed unanimously.
- c. Vote on Bylaw change to increase Board Membership. Desire is to have as many members as there are volunteers who wish to join, and we have heard there may be floor nominations at the December meeting. The board would like to increase from nine to fifteen members, with thirteen of these elected and two representing the HOAs. Changes in the Bylaws, Article III, section 2 would increase the number of candidates during even years from four to seven, and increase the number of candidates during odd years from three to six (see attached handout). Motion to approve, seconded, passed unanimously.
- d. Action for Consent without a Meeting. During the October Village Council workshop discussion about hiring a third-party election service to handle the December election process. This involves some expenditure. Motion was approved, seconded, passed unanimously. Paperwork to be signed by members was not available and will be included with the Minutes at the next meeting.
- e. Board Activities. November and December are very busy and everyone is working hard to prepare for the events. There are two upcoming Town Hall Meetings:

Monday, Nov 11, 2024, 7:00 – 8:30 PM Beach Club Bay View Room

Tuesday, Nov 12, 2024, 3:00 – 4:30 PM Bay Club Auditorium

The two meetings are being held at different times of the day to accommodate people who cannot attend a daytime meeting. All are welcome to attend either meeting at either location. Posters announcing the Town Halls are up around the community.

- f. Additional Agenda Item: Approval of John Goldwood's PLVC article for the December 2024 issue of the Voice, which will be submitted tomorrow. Motion to approve, seconded, approved unanimously.

Citizen Comment. Soozie Darrow missed the opportunity to comment earlier in the meeting. She was unhappy she and her husband didn't receive a prompt written acknowledgment and thank you for the donation they mailed to PLVC. A discussion ensued regarding standard PLVC practice of sending electronic mail merge acknowledgments for all donations received by the end of December. People who donate by check rather than electronically feel they shouldn't have to wait as donations are made throughout the year. Online donations automatically receive an immediate receipt from Square. Most PLVC members and prospective members agreed that receipts and thank you notes should be mailed out throughout the year to donors who choose to donate by check. Tam McDermid thanked Soozie and said PLVC will take this suggestion under advisement.

IV. Adjournment at 4:19 PM. Moved, seconded, approved unanimously.

Next Workshop: Tuesday, November 19, 2024, Beach Club Gallery Room  
Annual Members Meeting: Thursday, December 5, 2024, Bay Club Classroom

Respectfully submitted by  
Secretary Tracy Geipel