

To: LBCA Community Members

From: LBCA Board of Trustees

Date: 11-6-2015

Subject: Community Business Status Update and Upcoming Organizational Board Meeting

Greetings Livingston Bay Community Association; the following important information should be reviewed by all title holders as soon as possible.

LEGAL ACTION TAKEN AGAINST COMMUNITY BY TITLEHOLDER

On Monday 11-2, a Special LBCA Board of Trustees open meeting was held via Teleconference for the primary purpose of a Board conference with LBCA counsel, in regard to pending legal action initiated by a current LBCA community member. After the meeting convened at 6:30pm, a statement was made by the Board announcing a retreat into Executive Session.

During Executive Session, a resolution was made to retain LBCA Attorney Paul Taylor of Mt Vernon Washington, to respond too and defend the LBCA, against pending legal action. The LBCA Board of Trustees through legal counsel will respond and defend the LBCA against this legal action and going forward, the Board will be following the advice of legal counsel on an appropriate legal course of action.

A copy of the legal action has been mailed to all LBCA members via USPS regular mail and should be received by weeks end.

WATER SYSTEM IMPROVEMENTS

The Water Resources Committee has submitted a proposal to the Board (see separate attachment) and recommended a preliminary scope of work and timeline for improvements to the LBCA water system. A proposed large project to replace water mains, add a well, improve the water storage tank and other measures is suggested and will involve significant expenditures. As stated at the October 4th annual meeting, the LBCA Non Profit has the possibility of having low interest loans and grants available to assist on future proposed water system projects. If approved, these financial options could considerably reduce the overall project financial requirements for the community. Community member involvement, input and ideas will be necessary, encouraged and invaluable, as we work through the water system improvement decision making process.

CHANGES TO THE BOARD

Ballots for new board members are scheduled to be opened on Saturday November 7 3:00pm, New Camano Island Library at Terry's Corner, and the outcome of the ballot count will ultimately determine which candidates will fill the two open Board vacancies.

Molly Kaufmann has tendered her resignation from the Board of Trustees. The process for filling Molly's vacancy by appointment will be in accordance with the Bi-Laws.

On a future date and time to be determined, an organizational board meeting will be held to welcome new trustees, elect officers, discuss the pending legal action and Water Resources Committee Proposal to the Board. This meeting will be open to all titleholders in good standing and community input will be encouraged following the board meeting. Hope to see you all there!

Sincerely, LBCA Board of Trustees