Board meeting, Boat Ramp, and "DId You Know ? - Special Assessments" (not planned nor likely)

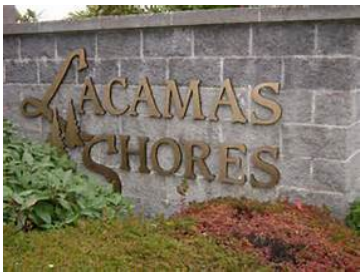
News & Updates

- Board Meeting Monday, September 19th
- Boat Ramp Maintenance Update
- Did You Know? Special Assessments (not planned nor likely)

Board Meeting Monday, October 17th

7pm at the Camas Police Station
2100 NE 3rd Ave, Camas, WA 98607

All Lacamas Shores Homeowners are welcome to attend.
For meeting minutes and agendas - click here



Boat Ramp Maintenance Update

The Board has received permission from the City to have the rocks creating the berm to be moved back into the hole that they were in previously. This is a temporary measure. The Board plans to look into more permanent solutions and is **asking for volunteer(s) to help find a cost effective and permanent solution.** For more information, please click here and email the board or come to the meeting to volunteer!

Did You Know?

- a syndicated column by Board Vice President, Tom Kelly

According to our CC&Rs, **the Board of Directors has no legal authority on its own to levy or set a special assessment.** In fact, special and annual assessments, can only be levied or increased in two ways:

1. A 2/3rds vote of the membership at a meeting specified below (for both special assessments and annual assessment increases of greater than 6%), or
2. Annual assessments may be increased by the Board if only 6% or less of the prior year's amount.

The CC&Rs are clear in Section 4.5 ("Special Assessments for Capital Improvements") and 4.6 ("Notice and Quorum . . .") about what it takes to levy a special assessment under Section 4.5:

- A meeting must be called for the specific purpose of the special assessment and **proper notice** of the meeting must be sent within 30 to 60 days to each member.
- A **quorum** must be reached. Under Section 4.6, a quorum equals 60% of all lots, which must be represented at the meeting in person or by a proxy.
- If the first attempt to achieve a quorum is not successful, a **second meeting** noticed with the same purpose can be called no later than 60 days after the first. This meeting would require only half the quorum of the prior meeting, or 30%. A practical translation is that when members of the community choose not to participate, then the number of votes needed to pass a special assessment drops. Being involved in our community and actively participating will help safeguard your finances.
- Once a quorum is achieved, **a 2/3rds vote of those represented is required** to pass the special assessment.

In our example:

- Lacamas Shores has 254 lots/homes and therefore requires a quorum of 153 lots to be represented in person or by proxy at the meeting. To provide perspective, even in the last two years with the highest recorded voter turnouts for the Lacamas Shores HOA, the highest attendance we achieved was still less than 145 lots.
- If a second meeting was called and noticed for that same purpose, a quorum of 77 would be required.
- At least 2/3rds of those attending/represented at a quorumed meeting would need to vote for the assessment in order for it to pass.

To summarize, **the Board of Directors has no legal authority on its own to levy a special assessment against Homeowners or groups of Homeowners**, and any special assessment would require a two-thirds majority vote of the HOA membership at a Homeowners' meeting called and noticed for that specific purpose.

See Excerpts from the CC&Rs here.

See the FULL Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") here

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