



## Board of Directors' Meeting Minutes

- Date and Time:** Monday, October 17, 2016 at approximately 7:03 PM
- Type of Meeting:** Regular Monthly Meeting
- Location:** Camas Police Station, Camas, WA
- Participants:** Matt McCants (President), Tom Kelly (Vice President and ALCC Liaison), Ron Boyce (Interim Treasurer and City Liaison), Marie Tabata-Callerame (Secretary).
- Absent:** None (3 vacant seats)
- Audience:** 32 Homeowners

The President Matt McCants called the meeting to order at approximately 7:05pm, **called roll** and confirmed a quorum. The meeting was audio-recorded by the Board. It was noted that Linda Harnish and Richard Arnold were also recording. **Proof of Notice** was stated as by email to the Board members, email to homeowners, and posted on the website and Nextdoor.com. While the purpose of the meeting is to conduct Board business, comments are accepted on agenda items and under new business.

**Approval of the Minutes** – The second draft of the September 19, 2016 Board Meeting minutes was discussed as having minor changes from the prior draft. **Tom moved to approve the minutes. The motion was seconded and passed unanimously.**

### **REPORT OF OFFICERS:**

**President's Report** – Matt had nothing to report.

**Treasurer's Report** – Ron provided account balances as of September with \$194,970.96, which includes the \$144,882.15 in the reserve account. We will come under or pretty close to budget. The reserve account and contributions to the Reserves account were discussed. We are currently fully funded. Linda Harnish stated that the reserve account has not been funded within the last 10 years. There was discussion of the past practice of funding the reserve account from cash reserves instead of actual budget allocations. Matt mentioned that we can get in a good fiscal position to fund the future contributions by raising the annual dues by 6%, which the Board can do per the CC&Rs. There was a discussion of the fiscal v. calendar year

and the month of the annual meetings. There was a question regarding the amount needed in the Reserve Account and why it has increased as our assets have aged, increasing the costs of future repairs/replacement, along with inflation.

**REPORT OF COMMITTEES:**

**Architectural and Landscape Control Committee (ALCC)** – Tom had nothing to report. Marie noted that the new form is fillable and on the website.

**Members Communications Committee (MCC)** – Marie stated that the MCC sent the survey to the Board for approval. Matt asked about the creation of a secured portion of the website. Marie stated that it is possible and they were still looking into how to do it. Cindi Marrinan asked how many homes are reached by the eblast. Marie was not sure but stated that we have approximately 300 emails.

**Internal Audit Committee** – Matt stated that the Committee now has the documents they requested and Gary Henderson stated that the Board will have a report by the next meeting.

**Common Area Land Use Committee (“CALU”)** – Steve Bang stated that he sent minutes of the last CALU meeting to the Board.

**Common Area Jurisdiction RFP/RFQ Update** – The CALU Committee has interviewed both RFP respondents and are starting the second round of interviews.

Mark Finby was a guest at the last meeting and would like to be a part of the CALU. The CALU recommend that he be appointed. Mark introduced himself. Tom moved that Mark Finby be appointed to the CALU. The motion was seconded and passed unanimously. Mark was congratulated and welcomed.

Tom asked that maintenance on the Leadbetter entrance be performed to improve street visibility for drivers’ according to the plan/drawings given. Cindi Marrinan reviewed the proposed changes and said that she would inform the Baileys.

Steve mentioned that the creation of a west entrance sign was being considered. It was discussed.

**Bylaws Update Committee** – The Committee prepared and submitted a proposal for a Third Amended Bylaws. The main goals were to bring the bylaws in to compliance with the law, best practices, and current practices. The proposed changes include removing references to the developer, changing from mail-in balloting to proxy voting, and clarifying Board Member terms and elections. The proposal will be provided to the membership for comment via eBlast. Marie noted how one can sign up for the eBlasts on the LS HOA website. There was discussion about the continuing confusion between the current website and the formerly-used website and how such confusion hampers our ability to get in touch with Homeowners without incurring mailing costs. Marie moved that the Bylaw changes be posted for community feedback. The motion was seconded and passed unanimously.

**OLD BUSINESS:**

**Boat Ramp Maintenance** – Peter Gecho had offered to move the rock berm with his equipment as a temporary fix so Ron Boyce obtained a permit to do so. Ron reported that after a cumbersome process involving multiple communications to both the Department of Fish &

Wildlife and the City of Camas, the City granted approval to move rocks with a backhoe as long as lake water was not touched. However, because of back-and-forth communications and the early rains, by the time the backhoe operator came, the water was over many of the rocks, so the backhoe operator was unable to move forward. Now the project must be delayed until next year, when we can plan for a permanent fix. Dan Foster provided a bid for cement bags to be laid for approximately \$6500. This is a viable option if the area can be completely dried, as the City frowns on placing wet cement in the lake water. Marie stated that she would use her dry suit to move some rocks [She put a dip in the berm].

Matt moved to create a Boat Ramp Launch Committee. The motion was seconded and passed unanimously.

**Traffic Committee Status** – No update provided.

**Update on Common Area Landscaping Behind the Gecho Property** – The plantings were discussed. Marie noted that the plantings were both more diverse (in type and species) and more in number. Linda Harnish stated that the calipers (width) of the trees were not what was initially agreed upon, noted other problems, and noted that she had personally invested much time into drafting the agreement with Gecho. She recommended that the Board not release the escrow until Gecho conforms to the original plantings. Matt noted that there had been a second amendment to the agreement. Matt moved to ratify the Board's prior vote on approving the as-built plans submitted. The motion was seconded and passed (3 ayes, 1 abstention – Matt). There will be a letter of inspection based on a review by GRO Landscaping and the City of Camas. There is also a two-year maintenance agreement. The plantings are done and will grow quickly, though there is still some work being completed on the landscaping. There was discussion by Dan Foster and Cindi Marrinan that any costs saved by the Homeowner should be paid to the HOA. This is not part of the agreement.

Matt explained that this Board felt it more important to resolve the issue instead of waiting 6 months or more for the nurseries to grow 4-5 inch trees that are currently not available on the west coast. The Board did not want a fellow homeowner to pay \$4500/month to the City while trees grow, in addition to the \$12,000 fee and the \$4500 fee he already paid to the City. You plant what is available. The Board has already discussed this issue at many prior board meetings, the area is planted, it looks better than it ever did, and the HOA needs to move forward to more pressing issues.

**Homeowners Complaint Form** – Terry Prill was helping Marie with examples and edits to the form.

**Heritage Trail Beautification Project** – The City made signs and placed them near the trail. The City met with Scouts to discuss project.

**Hazard tree removal** – Ron reported that he spoke to the City about the specific hazardous trees leaning over the trail. The City sent three people to look at the tree and they agreed that the trees needed to be removed. He contacted tree services that will remove and give wood to

charity. Matt noted that this will start happening more because the root balls are growing too big. Ron said the tree specialist pointed to the firs discussed before.

**NEW BUSINESS:**

**Replacement of Board Members** – Steve Bang, Pat Lambert, Janine Smith and Kalani Davis volunteered to serve of the Board. Steve Bang has been valuable to the MCC and the CALU committees. Marie moved that Pat Lambert be appointed to the seat vacated by Charlene DeJong, that Kalani Davis be appointed to the seat vacated by Steve Marrinan, and that Janine Smith be appointed to the seat vacated by Steve Nelson. The motion was seconded and passed unanimously. The new Board Members were congratulated and the Board thanked Steve Bang for his work on the Committees.

**Other Discussion** - Matt asked the floor if there was any other new business.

Marie discussed the removal of the two fir trees behind Steve Bang’s house, considering that a few months earlier Tom’s arborist said to watch for root ball movement to determine when (not if) to remove those trees and Ron’s arborist just saw root ball movement. It was noted that the City has already approved removal.

Denise Musleh was having trouble with the City and the water flooding her property. There was discussion of how to prevent leaves from clogging intake and coming into her yard. Ron will contact the City to discuss a maintenance schedule. The Lake Hills development have caused more water but that is difficult to prove.

Mark Guthrie thanked the Board and ALCC Committee for their professionalism and help through the process of maintaining his new property.

Matt stated that new business was concluded, that we would take a short break and reconvene, and thanked everyone for coming at approximately 8:45pm. All audience members left except Kalani Davis, Pat Lambert, and Ashley and Mason Walker.

**EXECUTIVE SESSION**

The Board adjourned to an Executive Session to discuss: The Walker’s landscape request, general complaints regarding properties; Ontkean litigation; Wiley’s RV; and domain name ownership. The Board returned from Executive Session to the Regular Session at approximately 9:32pm.

Pat moved to ratify the fines and lien previously levied against John Wiley as an official action of the LS HOA. The motion was seconded and passed (5 ayes, 1 abstention – Marie).

Ron moved to adjourn the Board Meeting at approximately 9:33p.m. The motion was seconded and passed unanimously.

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Marie Tabata-Callerame, Secretary

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Date

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Matthew McCants  
President

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Date

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Kalani Davis  
At-Large

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Date

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Tom Kelly  
Vice President/ALCC Liaison

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Date

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Patrick Lambert  
At-Large

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Date

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Ronald Boyce  
Interim Treasurer/City Liaison

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Date

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Janine Smith  
At-Large

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Date