

LACAMAS SHORES HOMEOWNERS' ASSOCIATION
2016 ANNUAL MEETING
MINUTES

Date and Time: March 11, 2016 at approximately 7:00 PM

Type of Meeting: Annual Meeting

Location: Lacamas Lake Lodge & Conference Center

Board Members: Linda Harnish, Steve Nelson, Matt McCants, Elaine Foster, Marianne Jackson, Steve Marrinan

Audience: 52 Members were present

The President, Linda Harnish, called the meeting to order at approximately 7:00 PM

Appointment of Inspectors of the Election - Linda Harnish requested that all Proxies be presented. Our Accountant Lorrie Conway and her assistant were appointed Inspectors of the Elections and counted votes and proxies during the meeting.

Proof of Notice was confirmed by the annual mailing to members.

Approval of Minutes: The minutes of the 2015 Annual Meeting

Report of Officers:

President's Report - Linda Harnish presented a power point presentation. She explained that the HOA is a volunteer-run organization and how hard and long the volunteers work to keep our neighborhood as an outstanding place to live. She listed the governing documents and policies that Board members must become familiar with and the jobs that the HOA volunteers must complete. She noted that it might be time for a management company.

Linda listed the accomplishments of the Board, such as:

- In 2015 the swale was cleaned and in 2016 the discharge/settling pond was maintained.
- The Board had a certified audit completed for \$4,200 for the first time in 17 years. It is required by Washington State Law unless waived by a vote of 35% of the members. In years where the audit has been waived, a homeowner conducted the review. The recommendations from the auditors were:
 - Change method of recognizing assessment income to be more in line with accounting industry recommendations.
 - Change how income from Recreation Club (Canoe Club) is reported.
 - Have all employees (Doug and Julie) keep timecards. The Board had already recognized a concern and implemented a better system of tracking their work to help us monitor costs.

- Have the Reserve Study updated annually with an onsite inspection every third year.
- The Board tightened up the assessment collection policy and procedures. The annual assessment bills will be sent out in January instead of November. The late fees policy will be enforced. There were minor problems but better compliance.
- The Board hired a Reserve Study professional to complete the first reserve study since 2004. Linda gave a brief explanation of the reserve study.
- The Board created a Fine Policy after hearing the concerns of homeowners at the prior Annual Meeting. The policy requires a complaint be filed before action is taken. To date only 3 complaints had been lodged and only one homeowner had been fined.
- They repaired landscaping on common area by Michaelbrook Lane where trees had been damaged. The trees were replaced.
- The Board removed diseased trees on HOA property using our maintenance crew.

Linda explained legal fees that were spent on issues relating to four separate properties:

- The homeowner/builder at 2411 NW Lacamas Drive cleared trees on the Common Area property below his property. The police were called and based on two estimates for remediation and after 6 months of negotiation, the Board and the homeowner executed a settlement agreement with homeowner agreeing to plant new trees to beautify the area.
- Two homeowners on the west end of Lacamas Drive had a concern regarding a hedge being planted that obscured one homeowner's view of the golf course. Board members worked with the homeowners for 4 months to find a resolution but the matter escalated to each hiring attorneys. This resulted in the board seeking legal guidance.
- The homeowners at 3011 NW Lacamas Drive had been told by the developer that they could landscape and maintain the Common Area adjoining their property with natural materials. Linda Harnish stated that "However, even they understood that they were not supposed to build anything on the parcel that belongs to the HOA." Some landscaping was challenged and the situation became legal. [The case is now settled with a mutually revocable agreement.]
- 5720 NW El Rey had a RV parked in violation of the CC&R's. The board gave proper notices and finally paid to have a lien filed for the unpaid fines.
- The board dealt with many issues related to communication from the Restore Lacamas Shores Team members. Some of these were addressed with our HOA attorney to ensure proper counsel and procedures.

Treasurer's Report -Elaine Foster – See Attached

Report of Committees

Architecture/Landscape Committee – Matt McCants outlined who, what and how the committee functions and ask if anyone would like to join the committee to contact them/him.

Traffic Committee – Eric Hoff presented possible ways to stop speeding in the neighborhood. The committee’s recommendation was included in the mail-in absentee ballot.

Joint Ad Hoc Committee on Trust and Transparency – Crawford Tuttle presented this new committee and the members as Marie Tabata-Callerame, Linda Harnish, David Lofsted, Steve Marrinan, Kim Seneker. The purpose of the committee is to improve the HOA’s trustworthiness and transparency and to establish best practices. Crawford said he would have a report for the homeowners later in the Spring.

Good Neighbor Committee – Rita Haller reported that she welcomes new neighbors to the community and if anyone knows of a new resident to please contact her.

July 4th Celebration Committee – A representative of the committee commented that “plans are progressing”.

Wetlands Presenters: Linda Harnish introduced John McConnaughey to give a presentation about the wetlands and to discuss the need for a delineation study.

Mr. McConnaughey presented information on the wetland maintenance needed for Meadowlands Park. He stated that the purpose of any study done should be to determine who has jurisdiction over our common area/wetland and our needs for vegetation management. There is a difference between a storm water facility bio filter and a wetland and we need to determine what we have. There should be a permit with the City of Camas that describes what we have. So far no one has found the original permit. He advised against contracting for a delineation study because we need a wetland determination study instead. This would simply identify if there is or is not a wetland and who has jurisdiction over it. He stated that the study he is proposing would cost between \$1,500 and \$3,500.

Due to time constraints Linda asked him to wrap up and that the Q & A would happen after the 2nd presenter.

Linda Harnish introduced Steve Nelson to make a presentation.

Steve Nelson stated that he is not an environmental engineer. He stated that we have a monitoring plan for our wetland and we have complied with that plan. It is basically a treatment plant for the water run off before the lake. The health of the lake is similar to many lakes like ours around the country. It is not very healthy now but it is not just our lake. The excess nutrients in the lake have caused the health of the lake to decline. The bio-swale/wetland or storm water treatment plant needs the existing plants for it to do its job. The only plants that can be removed as approved by the City of Camas are the blackberries. The board recommends a vote against doing a delineation study.

There was a question and answer session.

Question: Both of you do not recommend the delineation study, right?

Answer: Right

Question: Can trees be removed because their roots are damaging wetlands?

Answer by Steve Nelson: No, the trees actually absorb the water and nutrients that we do not want to go into the lake.

A member suggests that we get a committee to study this further.

Tom Kelly recommends a motion to change from the delineation study to a determination study. Linda Harnish states that we can't change the motion now because we have already received votes. Linda then goes ahead and makes the motion on the ballot. A member makes motion to table this issue until the next meeting. All present say yes.

Unfinished Business – none

New Business – Linda Harnish asked for a discussion and vote to waive an annual audit of the 2015 Financial Statements. There was a unanimous yes vote.

Linda Harnish asked for a discussion and vote regarding the annual holiday security patrol. The cost has increased so the budget would need to be increased or the number of days for the patrol would need to be decreased or discontinued altogether. A motion was made to reduce the number of days but continue having patrol. There was a unanimous yes vote. [Note - see results of mail-in ballots. The polling was to discontinue holiday security service by 90 votes to 51]

Linda Harnish asked for a discussion and vote on purchasing portable speed signs. Several people did not want to use that method for controlling speeders and the vote was a no.

Linda Harnish asked for a discussion and vote on the Wetland Delineation Study and Development of a Plan for Improving the Wetlands. Karen Stanley moved to have a Delineation Study committee. She also moved that the Ad Hoc committee and the Delineation Study committee could set a date to have a meeting to present information to the homeowners. The motion did not pass. Tom Kelly moved to have a Wetlands Determination Study rather than a Wetlands Delineation Study. That motion did not pass.

Discussion from the Floor – Denice Musleh on El Rey asked if anyone had flooding in their basement and crawl space. Some comments were offered about flooding and how to prevent it in her area. Linda Harnish reminded each homeowner to clean their own sidewalks to keep them clear of moss because the moss can become slippery when wet.

Report on Election of Directors – Linda Harnish announced there were 52 members casting ballots in person, 68 members voting by proxy, and 51 members sent absentee ballots. This is a total of 171 members or 67% of all members. The preliminary election results are as follows: Four new directors are Ron Boyce, Tom Kelly, Charlene DeJong and Marie Tabata-Callerame

Adjournment – Linda Harnish adjourned the meeting at approximately 9:15 PM.

Marie Tabata-Callerame
Secretary, Board of Directors

Date