



**Board of Directors' Meeting
Minutes**

Date and Time: Monday, August 28, 2017 at approximately 7:00 PM

Type of Meeting: Board Meeting

Location: Parker Rd Fire Station, Camas, WA

Participants: Pat Lambert (President), Tom Kelly (Vice President), Marie Tabata-Callerame (Secretary), Janine Smith (Treasurer), Ron Boyce (Member at Large), Marty Elzingre (Member at Large)

Absent: Mark Guthrie (Member at Large)

Audience: Linda Harnish, Cindi Marrinan, Dan Foster, Steve Marrinan, Catherine Arnold, Richard Arnold, Amy Higdon, Jim Patitucci, Cindy Ontklean, Mike Harnish, Frank Haylett

Pat welcomed the audience and announced that the homeowners would be given a few minutes at the beginning of the meeting for comments. He asked that each homeowner in attendance introduce themselves before making their comments.

The President Pat Lambert called the meeting to order at approximately 7:10 PM, **called roll** and confirmed a quorum. The meeting was audio recorded by the Board. **Proof of Notice** was stated as by email to the Board Members, email to homeowners, posted on the website and Nextdoor.com. Pat announced that the agenda does not include report of officers to keep the meeting brief and allow for other important business.

Approval of the Minutes: February meeting minutes approval tabled and June meeting minutes approved and July meeting minutes to be approved at next month meeting.

REPORT OF OFFICERS:

President's Report – Volunteer clean up day still on schedule.

Vice President – No report.

Treasurer's Report – Checking balance \$4,188.19, dividend \$5.02, Money Market \$46,769.72, Reserve Fund Money Market \$169,076.72 for a total of \$220,039.65.

Secretary Report – Marie reported the website expenses are mainly for the site optimization.

COMMITTEE REPORTS:

ALCC – Marty is also now the key master for gate cards and restroom keys. The gate card reader is obsolete and needs to be replaced. It will not accept programming and the Metro Access Control company came out to troubleshoot the problem and will be sending a quote for replacement. Two tree removal requests were approved. A chain link fence request was denied. A new home roof request for a metal roof was denied.

Boat Dock Committee - Ron reported that we got approval. We have a contractor that will complete the boat ramp repair. Ted Aadland spoke with the city and got us an exemption then he spoke with the state and they gave us the required permit. We will need some volunteers to help with shovel and rock work. Ron made a motion to spend up to \$5,000 for the ramp repair. The motion was seconded and approved unanimously.

Common Area Land Use Committee - Ledbetter Entrance looks better now that the shrubs were trimmed. Thank you to the homeowners that completed the trimming. The committee is waiting on further information from the City about what we can do to improve our common area. Ron and Susan met with the city and have received a letter outlining what we need to do before any approval can be given to us for making improvements to our common area.

Capital Replacement/Reserve Study Committee - Through July we have spent \$10,202 which includes restroom fixture replacement of \$1,744, gate arm replacement of \$2,053, painting buildings, replacing dry rot wood, new doors on maintenance building, reroofing boat house totaling \$5,129 and the BBQs renovation of \$1,276. Still need to review the reserve study and meet with the committee.

Member Communications Committee - The newsletter is on its way.

Social Committee – We will be meeting again soon as we want to have something before Halloween for the kids. We are planning to develop a calendar for all of next year so people will have a chance to get our social events on their calendar early.

Traffic Safety Committee – Marie will be ordering signs for speed limit and no outlet for some courts.

Unfinished Business

1. Amended tree policy discussion. Marty has taken a count from the 18 responses and the yes and no are about even. More responses will be coming so we should wait until next month to review those.
2. The Fines and Fees policy is currently under review and will follow a similar process as the tree policy. Mark and Marie are working on the revision of the Fines and Fees policy. The goal is to make the fines and fees reasonable and consistent.
3. Discussion on a Voluntary Meadowlands Revegetation Fund. Marie wants to look into created such a fund. Homeowners that want to see the Meadowlands improvements completed can pay a portion and homeowners that do not want those improvements will not need to pay for the improvements. Once we know what the project will be and how much it will cost we can move forward with proposing such a fund.
4. Janine still needs to complete the notes from the meeting defining the Reserve Study/Capital Committee and the CALU Committee with Steve Bang, Pat Lambert and Janine Smith.
5. Marie will complete the February board meeting minutes.

New Business - None

Pat moved to adjourn the regular board meeting to go into Executive Session, the motion was seconded and passed unanimously.

Prepared by Janine Smith for Marie Tabata-Callerame, Secretary

Date