



April 19, 2018

**Subject: 2018 Annual Homeowners' Meeting**

Dear Lacamas Shores Homeowners,

This year's Annual Homeowner's Meeting will be

Saturday, May 12, 2018  
9:30am Check In – 10:00am Meeting start  
The Camas Community Center  
718 SE 7<sup>th</sup> Avenue  
Camas WA 98607

We encourage all Homeowners to attend the annual meeting. This meeting is important because it's the one time each year we vote for our Board of Directors, Budgets, Audits, and other association business. If you cannot attend, please consider participating via proxy to represent your thoughts on the governance of this Association.

The Board of Directors will conduct the meeting and follow the attached Agenda.

Please find enclosed the following:

- 2018 Meeting Agenda (on back of this letter)
- Draft Minutes for the 2017 Annual Homeowner's Meeting
- 2017 Accomplishments
- 2017 Income Statement, 2018 Ratified Budget, and 2019 Propose Budget
- A 5-year Budget Projection (informational)
- 2018 Reserve Study Summary
- Required Budget Disclosures
- 2018 Candidate Biographies
- 2018 Homeowner Voting Information and Proxy Form (legal-size)
  - If you are unable to find someone to vote your proxy, please feel free to select a current Board Member
- 2018 Proxy Authority Limitation and Ballot Form (legal-size)
- A self-addressed envelope for returning your Proxy Forms if needed.

If you would like more information, please email the Board at [board@LacamasShoresHOA.org](mailto:board@LacamasShoresHOA.org).

Sincerely,

*Your Lacamas Shores Volunteer Board of Directors*  
[www.LacamasShoresHOA.org](http://www.LacamasShoresHOA.org)



## **Notice of 2018 Annual Homeowners' Meeting**

**Camas Community Center  
Saturday May 12, 2018 at 10:00 a.m.**

### **Agenda/Order of Business**

*"to preserve, protect and improve the quality and character" of Lacamas Shores*

1. Roll Call
  - a. Attendance and proxies recorded upon entry
  - b. Confirmation of a Quorum (at least 35% or 89 lots)
2. Proof of Notice of the Meeting
3. Additions and/or Changes to the Agenda
4. Reading and Approval of the Minutes of 2017 Annual Homeowners' Meeting
5. Report of Officers
  - a. President - State of the HOA
  - b. Treasurer
    - i. Review of 2017 Financials
    - ii. Review of 2018 Reserve Study
    - iii. Review of 2016 Internal Audit
    - iv. Presentation of 2019 Operating Budget
6. Report of Committees
  - a. Architectural/Landscape Control Committee
  - b. Internal Audit Committee
  - c. Maintenance and Capital Replacement Committee
  - d. Member Communication Committee
  - e. Social Committee
  - f. Common Area Land Use Committee
7. Appointment of Inspector(s) of Election
8. Elections and Votes
  - a. Waiver of External Audit
  - b. 2019 Budget Ratification
  - c. Election of Directors
    - i. Nominations from the floor
    - ii. Candidates address to the membership
  - d. Collection of all ballots.
9. Unfinished Business (from the 2017 Annual Homeowners' Meeting)
10. New Business
11. Adjournment



## 2017 HOMEOWNERS' ASSOCIATION ANNUAL MEMBER'S MEETING MINUTES

- Date and Time:** March 18, 2017 at approximately 1:00 PM
- Type of Meeting:** Annual Meeting
- Location:** Camas Meadows Meeting Room
- Board Members:** Matt McCants, Tom Kelly, Marie Tabata-Callerame, Ron Boyce, Janine Smith, Kalani Davis.
- Audience:** 55 members plus their joint homeowners were present

After collecting and recording all proxies and attendees, President Matt McCants called the meeting to order at approximately 1:55 PM. Proof of Notice was confirmed by the annual mailing to members, email and website posting.

**Agenda additions/changes** – Marie T-C made a motion to move the item entitled “Appointment of inspector of the election” from 6 to number 3. The motion was seconded and passed verbally.

**Appointment of Inspectors of the Election** – Matt moved to appoint our accountant Lorrie Conway and her assistant as Inspectors of the Elections. The motion was seconded and passed unanimously by show of hands and verbal assent

**Approval of Minutes:** The minutes of the 2016 Annual Meeting were presented and discussed. Richard Arnold read a request from Linda Harnish to make a change the prior year's minutes. There was discussion and a motion was made to note the statement Linda made at that meeting regarding 3011 NW Lacamas Drive property owners. A simple majority approved by show of hands and the motion passed.

### **Report of Officers:**

**President's Report** – President Matt McCants made a powerpoint presentation of the State of the HOA, which included goals for 2017, such as:

- Creating and/or filling committees with active volunteers to make recommendations to the board.
- Create a forum to discuss Revisions to the Current Trees and Views Policy.
- Actively address Reserve Study Maintenance Items, such as Boat House Repairs, Boat Ramp Repairs, Multiple entrance beautifications, Picnic and BBQ area improvements, and developing a comprehensive plan for Meadowlands Park.

Matt listed some of the 2016 HOA accomplishments, such as:

1. Provided members with a schedule of board meeting dates for the year, the agendas ahead of each board meeting, and sent email reminder of meetings.
2. Allowed for open comments from the audience during every Board meeting
3. Provided and documents/policies (including minutes) for member comments before board approval.
4. Ensured all motions and votes were public to Homeowners
5. Created a new Member Complaint form
6. Created, distributed, and tallied the first homeowners survey
7. Regarding the volunteer committees:
  - o The Board met with the Joint Ad Hoc Committee on Trust and Transparency and was presented their findings for the Board to discuss implementation.
  - o Returned the power to the Architectural/Landscape Control Committee to make decisions without Board approval, which streamlined their process. Helped revise the ALCC approval form.
  - o Updated the Bylaws with Bylaw Update Committee and member comments.
  - o The Members Communication Committee created a new Official HOA Website ([www.LacamasShoresHOA.org](http://www.LacamasShoresHOA.org)) and implemented a new Email System to communicate with members who have provided their email address.
  - o The Internal Audit Committee completed an internal audit of our 2015 finances
  - o Started improvements to our Leadbetter entrance with the Common Area Land Use Committee.
  - o Started investigating the process of repairing the Meadowlands Biofilter with open discussion at Board meetings, going through an RFP process, and submitting a consultant's report to the City of Camas.

Matt ended with again requesting volunteers to help, stating “No changes will occur without committed volunteers. We need your help – you can make a difference!”

Comments included a thank you for the hardwork and communication throughout the year; a request for red-lined mark up of changes for the Bylaw changes; and further discussion of an expenditure on a Wetland Study. Matt explained that Board's role is to protect and improve the neighborhood. The Meadowlands biofilter is an asset that should be kept up, as it is starting to reduce the value of the neighborhood. Marie noted page 4-5 of [Meadowlands FAQ](#) handout. There was discussion of whether the Meadowlands biofilter was or was not working properly; the difference between the Conservancy Zone and the Meadowlands biofilter area, the difference between wetlands created to filter stormwater and wetlands that are protected by federal law; and the appropriateness of a Board delegating its legal duty to make decisions by asking for a vote/poll.

There was a comment regarding a revocable agreement made with a Homeowner. It was noted that the Common Area on El Rey and Lacamas Drive is one of our better-looking areas.

**Treasurer's Report** – Ron Boyce discussed the end of year financials and various expenses and the approved (for ratification) 2017 and 2018 budgets. Ron reported our bank balances at the end of the 2016 year as Checking = \$4,514.37, Prime Share

account = \$5.02, Operating Savings = \$21,382.46, Reserve Fund \$156,936.95 for a total of **\$200,834.27**. The property assets were \$186,980.10 for total assets of \$387,814.37. Our 2016 total revenue was \$106,389.52 and total expenses were \$106,122.99, for an income over expenses of \$266.53. No money was spent from the reserves in 2016. Ron explained the relation of the 2015 Reserve Study to the Reserve Fund and listed potential reserve projects. All such projects are individually approved by the Board before funds are spent. The Capital Replacement Committee will address and/or update the study and the list of reserve projects to be completed. This will help the Board set future contributions. There was a question regarding polling the membership and the role that poll would play in Board decision-making. Board following polling decisions versus the Board's duty to make sure decisions are fully-informed, proper and legally prudent. There was a comment suggesting both budgets should not be ratified due to the inclusion of consultant's fee regarding the Meadowlands.

The budget ratification process was explained: The 2017 and 2018 Budgets have been approved by the Board for submission to the membership. The motions before the membership are to ratify each of the budgets. Budgets are automatically ratified as long as they are not rejected by a majority of the total membership.

With 105 people present in person or by proxy, there were not enough votes present to reject the budgets. The budgets presented for 2017 and 2018 were ratified and the ballots were collected.

## **Report of Committees**

**Architecture/Landscape Committee** – Tom Kelly thanked Committee Members Steve Preedy, John Ulmer, and Don Davis for their dedicated service to the membership. There were 52 applications submitted during the last year - 33 for landscaping, 2 for new construction, and 17 for remodeling.

**Joint Ad Hoc Committee on Trust and Transparency** – Crawford Tuttle presented a summary of the Committee's work. The Board created the Committee in November 2015, members Crawford along with Carl Seneker and David Loftsteadt and two Board members in December, and final report presented to board in April. The [46-page report](#) (on the website) included best practices suggested in the areas of communications, accountability, dispute resolution, use of committees, meetings and decision-making, and election processes. The report is on the website. He suggested continuing to address the issues in the report by future Boards.

**Good Neighbor Committee** – Rita Haller and Kalani Davis are the Committee members who welcome new neighbors to the community with lots of helpful and important information. It was suggested that all new neighbors contact them to sign up for the next New Neighbor Luncheon.

**Members Communication Committee** – Karen Stanley presented the First Lacamas Shores Homeowner's Survey. She noted challenges encountered and improvements for future surveys. Survey takers generally appreciated the ability to get people involved. Their favorite amenities were the Canoe Club (continuing kudos to John

Ulmer) and the Heritage Trail. They were appreciative of the ability to get more involved and were concerned about costs. Comments noted that the trail needs a lot of maintenance (erosion) and that it may be a good idea to work with the City. This project will require volunteers. It was noted that the City is spending money on a parking lot by the trail.

**Internal Audit Committee** – Kathleen Price presented for herself and Gary Henderson, explaining the audit process used. The bottomline is that the financials were fine – no material discrepancies were found. Marie motioned to move audit vote up to this point in the agenda. Seconded and passed by voice. Votes were collected on the motion to waive the audit.

**Traffic and Safety Committee** – This committee is seeking volunteers.

**Common Area Land Use Committee** – Susan Oatney-Stuck presented a powerpoint. She solicited for volunteers as the Committee continues to find small pockets of Common Area that were on their list and new projects to add to their plate. Susan noted that she works in water treatment with various large corporations, including stormwater, and will never have a view, but wanted to do some good for the community and get to know her neighbors. The mission of the Committee was to help “preserve, protect, and improve” the Common Areas of neighborhood. In determining priorities, the Committee asked: Is it in good repair? It is in compliance? Is it being used to its full potential (e.g., as a gathering place or aesthetically)? In prioritizing, the Committee looked to return-on-investment (ROI), quickness of impact, and percentage of homeowners affected.

The Leadbetter Entrance Project has 3 phases: 1) Traffic safety (better range of visibility), 2) View from the entrance, such as brand sign visibility (“Lacamas Shores”), and 3) aesthetics (the first impression/wow factor of the neighborhood) are important. Phase one is complete.

14<sup>th</sup> hole Common Area Cleanup. The Committee first confirmed ownership (some thought the land belonged to Camas Meadows) and Camas Meadows has offered some help. There are dead trees felled, overgrown blackberries, brick repair needed, etc.

Meadowlands Picnic Area Cleanup. The first step is to repair what is there (overgrowth near bbqs, powerwashing, hollowed concrete, boat house dry rot, fallen trees, brambles, etc.) Noting that the developed picnic area is less than half of the land available, the next step is to determine if there are potential uses that would benefit the HOA (fire pits, amphitheater, community gardens, should be able to see the lake from the bbqs). We need volunteers with ideas and/or skills/tools.

Meadowlands Stormwater Biofiltration System. Because the CC&Rs obligate us to maintain it, the lack of maintenance is a concern. The biofilter was once an award-winning, nationally-recognized biofiltration system that now needs some proactive thought. The consequences of not being proactive could leave us open to scary risk. Susan noted the differences between healthy stormwater biofilters and what ours looks like. Biofilters should spread the water out over a larger area using abundant plants to absorb the debris and/or soluble toxins. The water should percolate through

the soil and come out clean. Our biofilter does not seem to be doing that and our system is taking in more stormwater than was initially envisioned. There was a comment about the cost of a project. Susan explained that they are in the discovery phase with the City, so the Committee does not know what the final project will entail. They have received a couple preliminary estimates for clean-up (\$30,000) and will look once again when they know what the options are. This project is not an “overnight” project and does not need to cost an arm and a leg, but it needs to be addressed. Additional permits should not be needed, but we do need to be on the same page as the City. The HOA has not been cited by a government agency but we do not want to wait for that. If we continue to kick the can down the road and wait until given a deadline to fix the problem, then compliance can get costly.

One commenter noted that the Lake is our most prized resource and upstream agriculture has the most detrimental effect on the lake.

**Election of Directors** – Nominations were taken for: Janine Smith, Mark Guthrie, and Steve Bang, and Marty Elzingre. All candidates accepted their nominations and took a few minutes to make a statement. Votes were then collected.

**Unfinished Business** – none

**New Business** – none.

**Adjournment** – The meeting was adjourned at approximately 4:15 PM

At approximately 4:27pm, after the meeting was adjourned, the Inspector of Election made the following statement:

The preliminary unverified counts were as follows:

- To waive the outside annual audit (to be done internally instead) - 94 voted to waive the audit and 3 to execute the audit.
- The 3 board of directors positions will be filled by Mark Guthrie, Janine Smith, and Marty Elzingre. [no count was given].

The majority of the 105 Homeowner votes rejected the 2017 and 2018 budgets. However, 127 were required to reject a budget per state law (see the ballot), so the budgets were automatically ratified.

- 2017 - 56 ratify vs. 63 reject
- 2018 – 50 ratify vs. 58 to reject

Those number were not yet verified so the counts were unofficial.



## 2017 Accomplishments

- Replaced old BBQ grills and converted the old brick structures to prep/serving surfaces.
- Completed repair to the boat ramp.
- Replace the roof of the boat house, replaced old plumbing fixtures, and replaced dry rot wood and man doors on maintenance building. Power washed both buildings and repainted all painted surfaces.
- Purchased new riding mower, push mower and chest freezer (for July 4<sup>th</sup> picnic food).
- Replaced one gate arm and card access reader. Purchased computer specifically for the HOA card access system.
- Enjoyed another successful 4<sup>th</sup> of July parade and picnic event.
- Created the official Social Committee and welcomed a new social event to our HOA calendar; the Sock Hop.
- Hired a professional to prepare a new 30-year reserve study for the years 2018, 2019 and 2020.
- Organized volunteer workgroup to help neighbors in need.
- Completed several grounds maintenance projects through the efforts of Julie and Doug Bailey. These included clean up of underbrush near the 14<sup>th</sup> hole, removal of blackberry, holly and ivy in several areas around the Common Area and trail, trimmed the shrubs and trees at the Leadbetter entrance to improve traffic visibility, used volunteers to remove Leyland cypress at common area on Michaelbrook and replanted area with better growth control plants.
- Completed work on several HOA administrative items including open discussion with homeowners about the trees and views policy, resulting in having no policy. Adding the Owner Login to the website for access to financial reports. Formalizing the process for approving reimbursement requests and payment. Updated insurance coverage to cover the current value of boat dock per cost to replace in 2010. Purchased CD with part of reserve fund to earn better interest.



# 2018 Reserve Study Summary

In 2017, the Lacamas Shores HOA hired a professional advisor to help prepare an updated reserve study per RCW 64.38.065.

The Board selected the "Component Funding Model" and accordingly the study shows the association being 90.82% funded at the end of the 2018 Fiscal Year. This is considered to be in the top funding grade of "good" (i.e., between 70-100% funded, per page 26 of section 2).

To view the entire study, see the HOA website at:

<http://lacamasshoreshoa.org/the-reserve-study.html>.

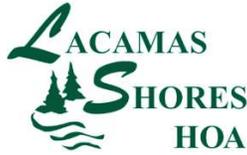
**Lacamas Shores Homeowners Association  
 ReserveStudyUpdate.com, LLC Component Funding Model Projection**

Report Date	November 08, 2017	
Beginning Fiscal Year	January 01, 2018	
Account Number	712	Version Number 5

Beginning Balance: \$152,914

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2018	290,502	26,255	1,131	54,539	125,761	138,469	91%
2019	295,643	25,024	1,127	27,110	124,801	135,465	92%
2020	300,876	25,525	1,329	6,324	145,331	154,715	94%
2021	306,202	26,116	1,467	13,409	159,505	167,483	95%
2022	311,622	26,505	1,694	5,260	182,443	189,453	96%
2023	317,137	27,457	1,814	16,717	194,997	200,867	97%
2024	322,751	27,884	1,760	34,834	189,808	194,358	98%
2025	328,463	27,598	2,033	2,393	217,046	222,238	98%
2026	334,277	28,774	2,296	4,099	244,017	249,300	98%
2027	340,194	29,051	2,549	5,956	269,662	275,418	98%
2028	346,215	29,515	2,156	71,018	230,314	234,289	98%
2029	352,343	29,125	2,093	37,681	223,851	227,913	98%
2030	358,580	30,294	2,281	13,190	243,236	247,634	98%

Note: "Current Cost" is the sum of all future expense estimates for all components in the study.



## Required Budget Summary Disclosures per RCW 64.38.025(4) for the 2019 Budget

- (a) Reserve Contribution
- a. The current amount of regular assessments budgeted for contribution to the reserve account is \$25,020.00.
  - b. The recommended contribution rate from the reserve study for 2019 is \$25,024.00 and
  - c. The funding plan upon which the recommended contribution rate is based: Component Funding Model.
- (b) If additional regular or special assessments are scheduled to be imposed, the date the assessments are due, the amount of the assessments per each owner per month or year, and the purpose of the assessments:  
The Annual Assessment for 2019 is proposed to be \$440. There are no additional assessments imposed nor proposed;
- (c) Based upon the most recent reserve study and other information,
- a. Is the currently projected reserve account balances sufficient at the end of each year to meet the association's obligation for major maintenance, repair, or replacement of reserve components during the next thirty years? Yes;
- (d) If reserve account balances are not projected to be sufficient, what additional assessments may be necessary to ensure that sufficient reserve account funds will be available each year during the next thirty years, the approximate dates assessments may be due, and the amount of the assessments per owner per month or year? Not applicable
- (e) , (f), and (g) estimates and projections:

	ACTUAL			PROJECTED			
	2017	2018	2019	2020	2021	2022	2023
Amount for Fully Funded Reserves	\$134,653	\$138,469	\$135,465	\$154,715	\$167,483	\$189,453	\$200,867
Estimated Amount Recommended in the reserve account based upon the most recent reserve study at the end of the year	\$145,061	\$125,761	\$124,801	\$145,331	\$159,505	\$182,443	\$194,997
The projected reserve account cash balance at the end of the year	<b>\$156,901</b>	<b>\$129,748</b>	<b>\$128,785</b>	<b>\$149,315</b>	<b>\$163,489</b>	<b>\$186,428</b>	<b>\$198,982</b>
The projected percent funded at the end of the year	117%	94%	95%	97%	98%	98%	99%

## **Biography for Sarah Bang**



**Sarah Canepa Bang**

Portland, Oregon Area | Financial Services

Dear Friends and Neighbors,

***I would deeply appreciate your support as a candidate for the Lacamas Shores HOA Board.*** I've been a resident of Lacamas Shores since 1999. I have been managing the 4th of July parade for nearly ten years and the full picnic and parade for the past two years -- 12 years! I'm the co-founder of the Lacamas Shores Umbrella Drill team, the founder of the Lacamas Shores Film Festival, and the Lacamas Shores Tappin' Santas. I started the Lacamas Shores Thriller dancers nine years ago and they are still going strong today. Among other things, I am deeply involved with efforts to bring more music education and support to our area

More importantly, ***I love my community and would appreciate the opportunity to give back as a board member.*** My qualifications include over 33 years of board experience for a variety of organizations including associations, for-profit and nonprofits; I also have over 15 years' experience as a consultant on finance and governance issues to boards of directors.

I currently chair the National Children's Miracle Network Advisory Board;; I am vice chair of the Play It Forward board in Portland; and on the Audit Committee for Unitus CCU,. I am also board treasurer for Wespay Advisors, a regulatory and payments consulting company for 1500 banks and CUs. I retired in June of 2017 as EVP of Industry Relations for the world's largest payments provider for credit unions. Prior to that, I was the president of an international branch networking company - a position I held for over 17 years.

Lacamas Shores is a jewel, and I want to help make it even better. ***I am running on a platform of kindness, inclusion, and community -- qualities that so many of us love about Lacamas Shores.*** Given my professional background, I will press for adherence to basic governance guidelines including the LS Articles, and CC&Rs,. ***Fiscal accountability and integrity are of critical importance to me.*** I would deeply appreciate your vote

Thank you for your consideration.

**Sarah**

**Sarah Bang**  
2701 NW Lacamas Dr  
Camas, WA 98607

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My name is **Ronald C. Boyce** (board incumbent) and I am interested in running for another term on the Lacamas Shores Board.



My wife Ann and I have lived at the same address in Lacamas Shores for 25 years, we have 2 sons, 7 grandsons, 1 granddaughter and I am 72 years young.

I graduated from Ashland High School in 1964, Southern Oregon State University in 1968 with a B.S in Biology and did my masters work at the University of Oregon in Economics.

In my 50 years of working after college:

1. I taught science, math, personal finance and coached football and track at Roseburg High School, Douglas High School, and Centennial High for a total of 12 years.
2. Owned a Property and Causality Insurance agency from 1980-82 when it was sold.
3. Own Interwest Financial Advisors, Inc and later (2008) changed the name to Boyce Financial Group, LLC when my son Lance joined the firm (owned since 1983).
4. Boyce Financial Group, LLC is a full service financial planning, insurance and investment firm with an office on Mill Plain in Vancouver.
5. I am a Certified Financial Planner (since 1982), Registered Principal, Registered Investment Advisor and a Regional Director of the Oregon/Southwest Washington Region for Cetera Advisor Networks the 2nd largest Independent Broker/Dealer in the United States.
6. Own Boyce Properties, LLC which holds rental property.
7. During the past I have served on the Dornbecker Children's Hospital Investment board (6 years) and chaired the board for one year. A member of Rotary International, Lion's Club and Kiwanis Club for many years and served in different capacities and was a representative for Pleasant Valley residents to the Centennial School Board in Gresham, Oregon.
8. I have belonged to PGA West HOA in Laquinta, California for the past 15 years.

As an incumbent board member I have served as treasurer and now as the Liaison to the City of Camas. One of the projects I spearheaded was the repair of the boat ramp with resident Ted Aadland (the project many complained about but no one wanted to put the time in) which came in almost \$5000 under budget. I am also active in the process of restoring our bio-filter (Meadowland Park) to its originally intended function by working with the various professionals (legal and city) as a board liaison.

Being a property owner (home owner) and board member in the Lacamas Shores development, I have vested interest in maintaining a viable and livable neighborhood for us all.

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**Ryan Moore**



My wife and I moved to Lacamas Shores with our 2 daughters (ages 6 and 7) to take advantage of the schools, the biking and running trails, and of course our great community.

I would like to join the Lacamas Shores HOA board to be a part of a team that works together to solve our neighborhood issues while always striving to improve our community.

I have developed the necessary skills to work with a diverse group of individuals to solve problems and bring large and small scale projects to successful conclusions. As a licensed Civil Engineer, I have designed and constructed transportation and infrastructure projects, as well as managed the coordination of landowners. I believe I can bring these skills to the board, which will have a positive impact on our neighborhood. I would appreciate your support.

Thanks,  
Ryan Moore



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## Marie Tabata-Callerame, J.D.

5724 NW El Rey Drive  
Camas, WA 98607  
aikotabcal@hotmail.com  
(360) 210-5819

My family and I moved to Lacamas Shores 7 years ago. We feel lucky to be part of this beautiful community and make the amazing friends with our neighbors!

As a current Board Member, I have enjoyed neighborhood “wins” of the last two years. I am proud to have been part of the repair and, in many cases, beautification of our

multiple Common Areas in creatively cost-effective ways (the picnic area, the 14<sup>th</sup> hole area, the Michaelbrook common area, the boat ramp). I am proud that we made sure to get these projects done and still ensured positive cash flow for both 2016 and 2017. There are still many opportunities to bring our Common Areas up to the level of the new developments being built all around us, and I want to be part of our continued progress.

One of the most important accomplishments in the last two years has been to ensure a kind and professional tone for all official HOA communications. To that end, I created our current website ([www.LacamasShoresHOA.org](http://www.LacamasShoresHOA.org)) and I work with others to draft, edit and send our e-newsletters and nextdoor.com posts with a focus on positivity and appreciation of differing viewpoints. I feel it very important to treat everyone with respect and welcome all contributions for the betterment of our neighborhood.

Now, I am ready for more! Lacamas Shores is in its 30<sup>th</sup> year and our HOA continues its expansion from a reknown social organization into a well-run business as well. It is part of my character to put in the hardwork and the volunteer hours required to do the job. I will put my background and experience (as an attorney, senior manager, volunteer board member for other non-profit organizations, etc.) to work in the best interests of this community. I am proficient in our governing documents (Articles, CC&Rs, Bylaws, policies) and many applicable governmental regulations. I continue to advocate for a Voluntary Revegetation Fund for the Biofilter System so those most affected by its condition can pay to maintained it more quickly without fellow neighbors needing to be concerned about the costs. Win-win!

Please vote for me in this election. Thank you!

Marie Tabata-Callerame

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## Denice Valent-Musleh



My husband and I have been owners in Lacamas Shores since September 2012. Through a mother's eyes, I realized the importance of living in a neighborhood that reminds me of how holidays should be, everything from the fun in Trick or Treating to the calmness of the beautiful Christmas lights. We chose this community as an ideal, beautiful, safe neighborhood for our two daughters, Stefanie (13) and Tabitha (5) to grow up and thrive in.

Now I would like to give back to our community as a Board member. I am well-versed in HOA rules/regulations, by-laws, and how a homeowners association should function. For the last 16 years, Wael and I have owned and maintained several condominium units in both Chicago and Las Vegas.

As a family nurse practitioner teaching future nurses full-time at Clark College, I find it essential to possess extremely high standards and strictly follow the ethical guidelines mandated for excellent patient care. Prior to earning my M.S. in Nursing from DePaul University in 2006, I worked as a nurse on the Surgical and Neurosurgical Intensive Care Units at the University of Chicago, where I met my future husband, neurosurgeon Wael Musleh. Wael is a co-owner at Rebound Orthopedics and Neurosurgery in Vancouver. Before that, I lived in the Washington, DC area while earning three degrees (B.S. in Psychology from the University of Maryland at College Park and both an Associate in Applied Sciences and a B.S. in Nursing from Marymount University in Arlington, Virginia). Prior to that, I earned an Associates in Sciences at William Rainey Harper College in Palatine, Illinois, a suburb of Chicago near my hometown. As a result of the extensive schooling, I have taken several business law, finance, accounting and even landscape architecture courses, which should come in handy in my work for our HOA. I also started a joint venture with my architect brother as a home builder/contractor in the suburbs of Chicago, so I am quickly learning about city and county codes.

In my free time, I enjoy traveling to warm climates, playing tennis with my daughter and baking, whether it be for family and friends, school functions or for the hospitality hour at our church.

I would be happy to have your vote to serve the Lacamas Shores Homeowners Association.