

LACAMAS SHORES HOMEOWNER'S ASSOCIATION
Annual MEETING MINUTES
February 25, 2011

A - Introduce the Board

- Maryann Middleton, Steve Marrinan, Gerry Vincent,
Steve Bang, Cindy Ontkean, Dave Patterson, Richard Arnold

B -APPROVAL OF 2/12/2010 MINUTES

- Unanimous

C - Introduce those Leaving the board (Stand/Wave)

- Gerry Vincent,
- Steve Bang
- Cindy Ontkean

D - Introduce those running for the board (Stand/Wave)

- Gerry Vincent Reelection
- Steve Bang Reelection
- Cindy Ontkean Reelection

E- FINANCE

- Tanya Peterson reviews the internal audit of 2009 financials.
- Richard reviews the 2010 Financials
 - Balance sheet - Financial overview
 - Roll Up - The big picture of the money flow
 - look at reserve draw/expenses. Dock repair
 - Income Statement - The detailed view where \$\$ comes from/goes
 - Goals - restore the reserve fund, save money, avoid lawyers
- The budget for 2011
 - What normal looks like. No change because income has not increased
 - for the past 15 years.
- The need to vote on the question
 - “Waive the requirement for outside audit”

F - Special Recognition

- Audit - Tanya Peterson is doing the 2009 internal audit
- Cindy Ontkern Help with Landscaping
- Cindi Marrinan Continuing help with Treasurer/4th Party/Maintenance
- Catherine Arnold VIEWS/WEB/BACKFENCE/WATCH
- Sarah Bang Drill team/YouTube videos/Starlight Parade/
Film Festival...

G - Neighborhood Concerns

- HOA Board concerns

Efforts at Savings -

No more lot maintenance or printed VIEWS

April of 2009 37% delinquencies... Can't pay fixed costs!

Phone and e-mail effort April==>May

Final count = 8 or so have property liened in June

April of 2010 ~20% delinquencies!

Same (Misery! They hate us.)

Institute collection Service charges (CC&R 4.9) &100 & \$500

Final count = 8 or so have property liened in June. Same folks.

We begin to raise the issue in the VIEWS

This year 2011The Plan

Bills Mailed 12/7

Due 1/1==>1/31

Past Due 2/1==>2//28

 2/7 get 1st ltr

Delinquent 3/1==>3/31 certified 2nd ltr & \$100 svc chg

Liens filed 4/1 certified lien notice & \$500 svc chg

Legal concerns

2 neighbors seem getting ready to sue over unpaid assessments
and our efforts to collect. They owe over \$1,000 apiece.

Water Problems

City owns the drainage system we do not want to compromise
this understanding

Some new issues but neighbors did not want to peruse w/City

The maintenance shed is getting deluged

Hedges on Lake Road

Too high and dangerous to maintain

Hedge too old, tangled and tough to trim back... Replace?

Steve Marrinan will get together with our maintenance crew and Lake Road neighbors to discuss.

The Lake Road neighbors say they have had a separate offer from outside vender o cut the shrubs to manageable size.

Professional Management for the HOA?

Collection efforts!

Lack of volunteers!

We'd still need a board and they would have the same duties.

What do YOU want to pay for? Pay more, get less?

• Questions from the floor

Who owns the sidewalks

the homeowner, the city has only an easement. Repair is the individual home owner's responsibility.

Shall neighbors get together and do neighboring sidewalk repairs where necessary? Seems like a good idea.

CC&R's need fixing

A motion is made and voted on. We will form a committee to discuss and make recommendations to the board.

2 Volunteers: Eric Huff & Art MaCallum

H - Final details

- We have 55 votes to waive the need for an outside audit. A quorum for this issue is 35% of 253 members, or... 89 votes. We will decide at the next board meeting whether or not to gather the additional 34 proxies needed.
- The new members of the HOA board are:

Gerry Vincent - Steve Bang - Cindy Ontkean

- Per the bylaws, we met after the meeting ended and chose officers

President	Richard Arnold
Vice President	Gerry Vincent
Secretary	Maryann Middleton
Treasurer	_____

Respectfully,

Maryann Middleton Secretary