

Dear Homeowners,

I am pleased to provide you with the CALU Committee report for 2018. I apologize for not being able to attend in person as I am out of town on a family matter. However, please feel free to call me any time at 360-991-5196.

The Charter of the Common Area Land Use Committee states that the Committee is to "prepare documentation to inform the HOA Members of the purposes, permits, and processes that exist and what needs to be performed to be in compliance with our CC&R's and for consideration and adoption by the Board of Directors".

The following is a summary of the status of various projects resulting from the last year's efforts. Those efforts include a great deal of research and education by consultants, legal sources, City sources, and Committee Members.

Many of the Common Areas have been trimmed up as required for traffic safety. Further improvement should be considered/researched to catch us up to the current design standards (such as the dated entry sign);

The Common Areas next to the golf course are being cleaned up and may need further attention (such as seeding);

The picnic area has been cleaned up and is ready for further improvement planning (solicit a landscape architect volunteer?);

The legal status of three parts of Common Area not assigned to us should be addressed;

The biofilter storm water drainage system in Meadowlands Park is not working as initially designed. In fact, preliminary tests of the influents and effluents found the system NOT to be functioning as designed. Maintenance should be conducted to correct that problem, improve biofiltration results, and return the Biofilter to compliance with the following legal citations listed below. Note that the Committee feels that we are open to liability for noncompliance at this time:

- The provisions of Lamas Shores CC&Rs under Article II, "Property Rights and Common Areas", particularly Section 2.7 – Wetlands and Other Improvements;
- The Agreed Order of Remand, issued by the State of Washington Shoreline Hearings Board, SHB 88-33; and
- The established maintenance manuals of the City of Camas, Clark County and Department of Ecology.

The LSHOA has been negotiating with the City of Camas to allow restoration of the

biofilter storm water drainage system to function as originally designed and permitted. The CALU is also working with the US Army Corp of Engineers to determine the jurisdictional issues relating to the biofilter that will help determine the proper path to follow.

The consequences of not returning to compliance with our governing documents are three-fold. First, stormwater is flowing directly into Lacamas Lake without the benefit of proper biofiltration, which is a violation of the Clean Water Act. Second, the water flowing through the Biofilter loses the ability to help oxygenate the lake by flowing through decaying matter that has been accumulating for the past 25 years. Third, there is an aesthetic and economic loss to the Lacamas Shores Development Members', in both the health and beauty of the Common Area property and the affects via both natural beauty and view loss to individual property values (estimated at \$20,000,000.00).

Fortunately, the solution is not expensive, and is provided for in both the CC&R's designation of our assessments for maintenance, and also in the available technology for the restoration and maintenance of biofilter storm water drainage systems.

All are encouraged to refer to our governing documents, the Deed of Dedication, the Agreed Order of Remand, and City of Camas Permits, all found on the LSHOA.org website.

Please contact me if you have any questions.

Yours truly,

Steve Bang, Chairman of the CALU Committee