

Common Area Land Use Ad Hoc Committee Charter

Purpose and Benefit:

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 benefits include a better understanding and preparedness to work on the goals of restoration of views of the Lake, the Pittock House, and Mt. Hood and the restoration of property values.



1993, Intersection of Walden and Leadbetter, looking North



2016, Intersection of Walden and Leadbetter, looking North

Background:

The purposes of the Common Areas are to provide both functional and esthetic value to the Lacamas Shores neighborhood. These include Meadowlands Park, entrance parkways, spaces between lots and roadways and the golf course, and path accesses from Lacamas Drive, parking lots and El Rey to the trail. It also includes the Gazebos, but they have been dismantled, and the trails. The landscaping on Lake Road is also included. The bulk of the Common Area is in Meadowlands Park (approximately 13 acres), a portion of which has a picnic area, soccer field, boat ramp and parking area, basketball courts, rest rooms, maintenance building and childrens playground, along with a portion of the storm water biofilter system. The remaining acreage is undeveloped but functions as additional storm water biofilter system.

Extent of documentation/compliance required and alternate use:

There are issues with all of the Common Areas that are described above. The most prominent, because of its size, is Meadowlands Park. The solution to the problems it presents to everyone lies in the purpose and permits of the Developer, 1985-1988 documents. Review of such documentation with the City of Camas should provide a path to plan for the further use and maintenance of Meadowlands Park and afford protection from effluents to the Lake.

Authority of Committee:

This Ad Hoc committee is charged with gathering historical/Member information and educating the Membership on the purpose and direction of the Development and the CC&R's to enable the formation of a plan that complies with the CC&R's.

Schedule:

This is a priority project. The benefit of this activity is most effective if considered, adopted and executed prior to the Fall of 2016.

Membership:

Membership shall not be limited, but may be inclusive of the entire Board of Directors, the A/LCC, and at least seven (7) at large members. Multiple talents and resources of information, such as engineering, legal, real estate development, and communications would be beneficial.