

Common Area Land Use Committee minutes – August 11th, 2016 - 6pm Home of Steve and Sarah Bang – 2701 NW Lacamas Drive

The meeting started with introductions. There was a lot of relevant experience in the room:

- developer, architecture, attorney, finance, technology, engineering, business management, military leadership,
- waste water treatment, wetland mitigation and creation, wetland regulation (via family member), residential and commercial real estate improvement and sale,
- conflict resolution, negotiations, project management,
- Experience living in other lake developments, ocean view developments, golf course developments, and other high-end neighborhoods.

There was also a mix of Homeowners with view lots and without, homeowners on the top of the neighborhood and homeowners living on the lake or common area, Homeowners here for 5 years through 23 years.

The Committee then brainstormed community needs and possible projects, coming up with the following:

1. Leadbetter entrance improvement
2. Picnic area improvement
3. Creating guidelines for properties that are adjacent to Common Areas.
4. Meadowlands Park - maintenance and views
5. Meadowlands Park Jurisdictional Project - the RFP

Discussion:

The Committee discussed the need to come together as a community and not let differences of opinion turn into feelings about people. They discussed the Meadowlands Park areas, what maintenance might entail, possible costs, risks, and the fact that we are unsure at this point of what may be allowed or not. It was noted that many of the plants in Meadowlands Park do not have good water filtration traits. The discussed relations with the City and the affect or lack thereof or state and federal regulations. The effect of views on property enjoyment and values was discussed. It was noted that specific house plans and landscaping were in some cases selected based on the view. The words of Tom Shipler were quoted as promising view protection. The current projects regarding the Meadowlands Park areas were discussed, including the Heritage Trail Beautification Project, the Shoreline Erosion Prevention Project, the creation of this committee, and the RFP sent out. The RFP end date of August 31st, 2016 was also mentioned. Eric mentioned that he would like to make suggestions regarding the RFP, noting that RFP are amended all the time without problems. It was noted that there is not a lot that can be done before the jurisdictional issue is determined.

It was noted that Homeowners adjacent to Meadowlands Park and other common areas often take care of parts of those common areas. "The Common Area is often someone's neighbor." Other common areas were addressed and the ones at the entrances specifically.

The Committee briefly discussed the standards for private lots and the need for landscape management over the years. Little problems turn into bigger problems and that the Association has to be an example if we want Homeowners to maintain a higher standard of landscaping and yard aesthetics. The Committee generally agreed that private property other than its effect on the Common Area was outside the scope of this Committee. It was also noted that CCR compliance is a priority as well as property value restoration.

Ron noted that the City thought cleaning up our picnic area would be a good idea. The Committee saw value in a picnic area clean-up project as a start.

Motions:

- Pat moved that Steve Bang be appointed the Chair of the Committee. The motion was seconded and passed unanimously.
- Pat moved to that the Committee recommend to the Board that the Leadbetter Road entrance be beautified to address 1) sign visibility, 2) lighting for night signage visibility, and 3) traffic safety for exiting the neighborhood, to include bush trimming and/or removal to accomplish this. The motion was seconded and passed unanimously.
- Eric moved that the Committee request to be able to give input/recommendations for the RFP process. The motion was seconded and passed unanimously.

Action Items:

- Steve will collect notes from committee members to create minutes
- Marie will crop some maps of the picnic area for Ron
- Ron will touch base with the City to confirm their permissions for the picnic area. Once confirmed, the Committee can start putting together recommendations for that area for presentation to the Board.

The CALU committee would like to thank the board for creating this important committee and we look forward to working with the board.

Attendees: Steve Bang, Marie Tabata-Callarame, Tom Kelly, Pat Lambert, Eric Hoff, Frank Haylett

Susan Oatney-Stuck, Bob Price, Ron Boyce

Attachments: Leadbetter Entrance project