



DRAFT

**Board of Directors' Meeting
Minutes**

Date and Time: Monday, February 26, 2018 at approximately 7:00 PM

Type of Meeting: Regular Board Meeting

Location: Camas Police Station, Camas, WA

Participants: Tom Kelly (President), Marie Tabata-Callerame (Secretary), Janine Smith (Treasurer), Pat Lambert (Member at Large), Ron Boyce (Member at Large), Mark Guthrie (Member at Large), Marty Elzingre (Member at Large)

Audience: Cindi and Steve Marrinan, Richard Arnold, Mason Walker, Jeff Peterson, Don Trost

President Tom Kelly called the meeting to order at approximately 7:04 PM, **called roll** and confirmed a quorum. **Proof of Notice** was stated as by email to the Board Members, email to homeowners, posted on the website and Nextdoor.com.

Tom welcomed the audience and announced that the homeowners would be given a few minutes at the beginning of the meeting for comments.

Update on Events: The Camas Community Center has been reserved for May 12, 2018 for the Homeowners Annual Meeting.

Approval of the Minutes: Janine moved to approve the revised regular board meeting minutes for July 24, 2017. The motion was seconded and passed unanimously. Janine moved to approve the regular board meeting minutes for January 15, 2018. The motion was seconded and passed unanimously.

REPORT OF OFFICERS:

President's Report – There is new legislation being proposed that we need to read.

Vice President – Office vacant.

Treasurer's Report – Bank account balances at 01-31-18: Checking \$ plus \$5.02 dividend, savings/money market \$, reserve fund money market \$ and reserve fund CD \$ for a total of \$. A proposed 2019 Budget was prepared and emailed to the Board for review. The 2019 Budget should be approved at the March 2018 regular Board meeting. We are following the Annual Assessment Policy for billing and collection. All assessments that were not paid as of 2-1-18 were billed the \$100 late fee. The accounts receivables need to be reviewed and

uncollectible accounts be written off. Janine will ask Lorrie Conway to give the board some guidance on this matter.

Secretary – No report

COMMITTEE REPORTS:

ALCC – There were 3 requests since the last meeting. One for an addition of a greenhouse which was not approved. And 2 were for a new home on Michaelbrook. The first request was not approved but the second request with new plans was approved.

Common Area Land Use Committee – Ron reports that we are still working with the land and water law attorney, Jennie Bricker. As of follow up to Jennie Bricker's letter to the City and their attorney, Shawn MacPherson, the Department of Ecology sent a letter to Robert Maul of the City and their attorney, Shawn MacPherson, stating that our area is a wetlands and has always been a wetlands and therefore we cannot cut trees. Jennie Bricker will contact the DOE to find out more about the facts stated in their letter.

Capital Replacement/Reserve Study Committee - Janine – the committee did not meet since the last meeting to identify the projects in the Reserve Study that will be done in 2018. She will send the Board a list of the reserve study projects that fall in the 2018 calendar year.

Member Communications Committee - Mark reports that it is time to communicate to the homeowners the details of the annual meeting to be Saturday, May 12 at 10 AM. Marie moved to reschedule the homeowners annual meeting to May 12, 2018 at 10 AM. The motion was seconded and passed unanimously.

Social Committee – The Neighborhood Emergency Preparedness Committee. Janine is proposing to make this a board designated committee as a sub-committee to the Social Committee. Marie recommends that this should not be a board designated committee because this is not a requirement of the HOA per the CC&Rs. Janine moved to create the Neighborhood Emergency Preparedness Committee. The motion was seconded. There was further discussion about the liability in having this as part of the HOA committees. Janine withdrew the motion.

Internal Audit Committee – Janine spoke Gary Henderson and he will let us know if he will be available to do the review with Kathleen. In case Gary is not available is there anyone else that might do the review. Don Trost in the audience volunteered to consider doing it but needs more information about what is expected.

Traffic Safety Committee – Doug has the signs. Marie will meet with Baileys to determine where to install the new speed limit signs and no outlet signs.

Unfinished Business

1. No update. Janine plans to find out where to purchase the plaque and let Pat Smith know that the Board has approved to add a plaque to the existing memorial bench for Kim Cho.

2. The Fines and Fees policy – Marie presented the revised policy. The Board will review the revised policy and it will be considered for approval at the next meeting.
3. Shoreline erosion problem – the City has made some repairs and has placed new materials on the trail to repair the ruts that were made during the shoreline repairs.
4. Voluntary Meadowlands Revegetation Fund – Table
5. 2018 Annual HOA Meeting – Planning – Proxy – Mark, Marie and Janine have met to work on plans, the annual mailing and the notice to homeowners.

New Business

1. New Committee Discussion - Neighborhood Emergency Preparedness Committee – see comments above under social committee.
2. Ron commented that we may want to contact the Corp of Engineers to get their ruling as to whether our common area is a wetland or not. Ron suggested that we could have John McConnaughey draft a letter to the Corp of Engineers based on his findings to get a status from them. John would do this for about \$1,000. Ron moved to hire John McConnaughey to contact the Corp of Engineers to get their statement about whether Meadowlands Park is a wetland or storm water treatment facility. The motion was seconded. There was discussion. The motion passed 5 to 2.

Items listed on the agenda for Executive Session include Hearing and Discussion of CC&R Non-Compliance/Property Maintenance. Review of members accounts will not be discussed although it was on the Agenda. Tom moved to adjourn the regular board meeting at 8:18 PM to go into Executive Session. The motion was seconded and passed unanimously.

After the conclusion of the Executive Session, the board returned to regular session. Marty moved to approve the plan that was agreed upon in Executive Session for the homeowner to bring his yard into compliance within three weeks. The homeowner may also submit a request for approval for certain items he would like to have in his yard. The motion was seconded and passed unanimously.

Tom moved to adjourn the meeting at 9:42 PM. The motion was seconded and passed unanimously.

Prepared by Janine Smith for Marie Tabata-Callera, Secretary

Date