

**LACAMAS SHORES HOMEOWNER'S ASSOCIATION**  
**Annual MEETING MINUTES**  
**February 25, 2012**

**President's Welcome**

- Purpose of the Annual Meeting
- Introduce the Board
  - Maryann Middleton, Steve Marrinan, Gerry Vincent,  
Steve Bang, Gene Coupe, Dave Patterson, Richard Arnold
- State of the HOA

**Vice President's Report**

- Camas City News
- HOA accomplishments
- Professional HOA Management?

**Treasurer's Report**

- Review the internal audit of 2010 financials.
- Treasurer reviews the 2011 Financials
  - Balance sheet - Financial overview
  - Roll Up - The big picture of the money flow
  - Income Statement - The detailed view where \$\$ comes from/goes
  - Goals - restore the reserve fund, save money, avoid lawyers
- The budget for 2012
  - Incremental change. Dues were increased less than 5% to cover increased costs. First increase in fifteen years.
- Why we need to vote on the question -  
"Waive the requirement for outside audit"

**New Business**

- Approval of 2011 Minutes
  - Approved by acclimation.
- Introduce those Leaving the board (Stand/Wave)
  - Richard Arnold
  - Gene Coupe
  - Dave Patterson
  - Steve Marrinan

### Introduce those running for the board (Stand/Wave)

Richard Arnold	-	Reelection
Gene Coupe	-	Reelection
Dave Patterson	-	Reelection
Steve Marrinan	-	Reelection

### Special Recognition

- Cindy Marrinan  
Maintenance crew contact
- Rita Haller  
Neighborhood welcome
- Linda Harnish  
VIEWS editor (did Feb/Mar issue)
- Catherine Arnold  
Web/VIEWS editor
- Dawn & Shane Johnson  
Consolidated food purchase for the 4th of July
- Camas Meadows  
Hosting various HOA meetings
- All those who paid their dues on time  
Keeping our HOA running

### Special Business

- Legal concerns  
Mr Larson is violating the CC&R's with respect to his new composite roof. The HOA has sued Mr. Larson to comply with the CC&R's.  
Dave Patterson answers the top questions from the BACKFENCE

- Questions from the floor

The floor opened for 35 minutes of discussion. Dialog followed including objections and support for upholding our CC&R roofing material requirements.

### **Final details & Adjourn**

- We have 76 votes to waive the need for an outside audit: 70 are to waive the audit, 6 are in favor of an outside audit. A quorum for this issue is 35% of 253 members, or... 89 votes, so we did not have a quorum for the meeting. (After the meeting, we counted the members who signed in at the meeting and found that a valid quorum did attend, though not all did choose to vote.... so the meeting was valid.)

- The new members of the HOA board are:

Dave Patterson - Gene Coupe - Steve Marrinan - Richard Arnold

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

President	Richard Arnold
Vice President	Gerry Vincent
Secretary	Mary Ann Middleton
Treasurer	Steve Bang

Respectfully,  
Maryann Middleton Secretary