

LACAMAS SHORES HOMEOWNER'S ASSOCIATION
2014 Annual MEETING Agenda
March 21, 2014

President's Welcome

- Purpose of the Annual Meeting
- Introduce the Board
Maryann Middleton, Pat Lambert, Steve Nelson, Mike Niquette,
Steve Marrinan, Dave Patterson, Richard Arnold
- State of the HOA

Vice President's Report

- The Lake Hills development is said to begin this summer.

Treasurer's Report

- Review the internal audit of 2012 financials.
Richard Arnold speaking for Elaine Foster
- Explain the Reserve Study.
Richard Arnold speaking for Gene Coupe
- Treasurer reviews the 2013 Financials
Unitus account = \$213,608.27
Balance sheet - Financial overview
Roll Up - The big picture of the money flow
Income Statement - The detailed view where \$\$ comes from/goes to
Goals - restore the reserve fund, save money, avoid lawyers
- The budget for 2013
Right on budget. No change for 2014.
- Why we need to vote on the question -
"Waive the requirement for outside audit"

New Business

We approved the 2013 annual minutes by acclimation. Then we introduced those leaving the board (Richard Arnold, Dave Patterson, and MaryAnn Middleton) and those running for the new 2014 board (Pat Lambert, Linda Harnish, Karin Lukins, Marion Jackson, Elaine Foster, and Steve Bang). We asked if there were any nominations for the board from anyone in the audience and there were no further nominations. The proxies and ballots from the audience were collected and the counting began.

Questions from the floor

While the ballots were being counted, we asked the audience if they had anything they'd like to ask the outgoing board, any questions. There were no questions. Richard began a description of how the board had operated in his terms as president. All questions are discussed. We first ask... is the question addressed in the CC&Rs, does the state or federal government preempt us, is there precedent in past board decisions, have the neighbors involved talked with each other. Then we discuss in email so that we can be prepared for a face to face discussion and decision at the next board meeting. At the board meeting, everyone must give their opinion. We reason and nobody emotes. If a consensus exists, we vote. If no consensus exists, we table the question till we can research the issue fully. All of our meetings are generally open to association members. Guests are welcome to speak if they have asked us in advance. Any member can be on the agenda for 5 minutes. The Washington State guidelines for Executive Sessions are followed if the topic requires.

Announce the results of the election

Linda Harnish	-	New Board Member
Karin Lukins	-	New Board Member
Marion Jackson	-	New Board Member
Elaine Foster	-	New Board Member

The new officers for 2014 will be chosen by the new board at the next meeting.

Adjourn