

**Lacamas Shores Homeowners' Association
Board of Directors' Meeting with the City of Camas
Minutes**

- Date and Time:** Monday, June 11, 2016 at approximately 1:30 PM
- Type of Meeting:** Special Working Board Meeting with the City Administrator
- Location:** Council Room, City Hall, Camas, WA
- Participants:** Peter Capell, City Administrator, City of Camas
Robert Maul, City Planning Manager, City of Camas
Matt McCant (President), Tom Kelly (Vice President and ALCC
Liaison), Marie Tabata-Callera (Secretary), Steve Marrinan (City
Liaison), Ron Boyce.
- Absent:** Charlene DeJong (Treasurer), Steve Nelson.

The meeting with the City started at approximately 1:35 pm with a quorum of Board Members present.

The July 1993 article "Wetlands for Stormwater Treatment" in the Water Environment & Technology Magazine was discussed. Matt asked the City to re-address the status of Meadowlands Park as man-made facility to treat stormwater in light of this article. Robert Maul mentioned four boxes of files the City has about the creation of Lacamas Shores to indicate the complexity involved in planning the housing and common areas for our development. Peter Capell expressed concern that while Meadowlands Park is a man-made biofiltration system, some former wetland areas may have been overlapped by the newly-created system. Thus, it may appear "black and white" but there could be some "grey" area in a jurisdictional determination, i.e., whether the City alone or whether the state and federal government have jurisdiction over the property. Peter and Robert suggested that the Board retain a wetlands biologist to present a report to the Washington Department of Ecology and/or the Army Corp of Engineers, as was stated two years ago. The City does not want to be involved in that determination. It was noted that Rebecca Rothwell of the DOE will be better able to determine who is involved in the process and that she had seen the article and has expressed support of vegetation management on a local level. Robert noted he had a letter Rebecca previously sent stating that it seemed to be a wetland. He will call her about the article. Peter suggested that an RFP might be a good idea. Costs may vary depending on the need and the contractor. It was also noted that John McConnaughey had good credentials though the City had not worked with him before.

While the City does sometimes retain a specialist, they do not make jurisdictional determinations and cannot provide that service. The Shoreline Master Plan may or may not have an impact but should be considered. The City previously located a wetland map of the area and Robert will provide that to us.

Peter and Robert reiterated that we already have permission to get rid of the blackberries and other invasive species in Meadowlands Park. There was discussion of the ownership of

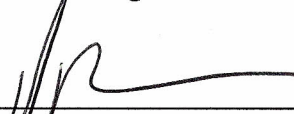

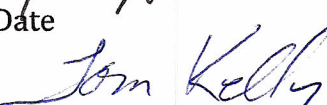
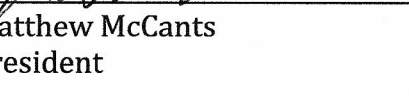
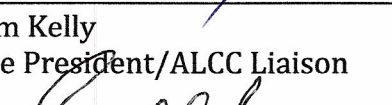
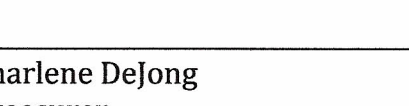
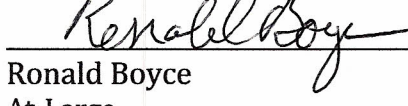
the level spreaders (which direct stormwater into Meadowlands Park) and whether they were operating properly.

The Conservancy Zone was discussed in context of the **Heritage Trail Beautification Project** which will be under the supervision of the City. Trail clean-up will include removal of invasive species, trash, and detritus materials that are not part of habitat. The Board reiterated their support for this project. Peter appreciated the Board's official statement of support and mentioned the long-range hopes to eventually have Heritage Trail as part of a loop around Lacamas Lake, created by connecting both sides of the lake with a boardwalk/bridge at the northern end.

There was also discussion of a **Lacamas Lake shoreline preservation project**, which would be discussed more fully in a walkthrough with some concerned citizens, LS residents, and congressional staff the next day. [Steve M notes that he had no prior knowledge of this meeting which was arranged by a Homeowner.]

An extension of time for the completion of the **Common Area planting behind Peter Gecho's lot** was discussed. The decision to allow a revision to the agreed planting plans came after multiple Homeowners voiced concern about the trees eventually overgrowing their views of the Lake (half of the 20 trees planned will grow to over 100 feet tall). After discussion, it was suggested that an extension through September for the completion of the planting would be logical and that a deadline for the new plans should be within a few weeks. Peter Capell stated that this would be up to the City's attorneys, but he would see what he could do. Peter Gecho's concern is that the City will fine him if he is not completed with the plantings by the end of this month, at which point he will be fined \$3000/month. Gecho has already submitted a revised plan which the Board returned for further changes. Gecho stated that this process of incorporating view concerns into the plan, along with redesigning drainage to accommodate a possible spring, has delayed his ability to meet that deadline. Peter Capell stated that he would talk to the City attorneys, but stated that it might not make any difference.

The meeting concluded.

 Marie Tabata-Callerame, Secretary	Date	8/22/16	
 Matthew McCants President	8/22/16 Date	 Tom Kelly Vice President/ALCC Liaison	8/22/16 Date
 Charlene DeJong Treasurer	Date	 Ronald Boyce At-Large	8/22/16 Date
 Stephen Marrinan At-Large/City Liaison	Date	 Stephen Nelson At-Large	Date