



Lacamas Shores HOA Neighborhood Update December 2017

New Gate Access System

As part of our ongoing maintenance, we are replacing the key system for the gate leading to the boat ramp and lower park area. The current system is dated and does not allow for key management or access tracking. The new system will use our existing white gate key cards, but each must be reprogrammed. See the homepage of our HOA website for details on how to get your key reprogrammed.

Michaelbrook Landscaping

Last month a group of volunteers led by the Common Area Land Use Committee Chair Steve Bang, worked together with our neighbors in the Lake Hills development to replace some landscaping along Michaelbrook. The Leyland Cypress trees planted originally are notorious for falling in high winds and were replaced by colorful Nandinas and Choisya Ternata Sundance evergreen with fragrant white flowers. The Committee is contemplating other improvements in the future. Thank you to all that helped, with special thanks to Chris Jones of the Lake Hills HOA and Marie Tabata-Callerame.

CC&R Fine and Enforcement Policy

The board has been working on updating our existing CC&R Fine Policy. We asked for comments last month and received many emails as well as results from an impromptu survey. Comments ranged from members wanting no enforcement policy whatsoever for any violations of the CC&R's to keeping the 2015 policy as it stands and many positions in between.

The board reviewed all the comments and feedback, had a spirited discussion, and decided that while the majority of the members feels it's valuable to have a fines policy, more work should be done to try and ensure the fines are reasonable, consistent, and in line with the CC&R sections stating each of our responsibilities living in the neighborhood.

No action was taken. It's expected that at the next board meeting a new draft of a revised policy will be reviewed and discussed. Thanks to everyone for sharing your thoughts and helping us shape our neighborhood.

Reserve Study Update

Our Homeowners Association Reserve Study has been updated. A key to any homeowner's association financial health is a well-researched, documented and funded reserve study for future infrastructure investments to maintain its property and assets.

This year, Board member Janine Smith, and a committee of knowledgeable volunteers worked many hours with an outside expert to update our Reserve Study. Together they reviewed each and every building, roof, road, maintenance equipment, sign, gate, play structure and more to ensure we have identified all items needing future funding to preserve our neighborhood for years to come.

The last update was completed in 2015 and this new update will take effect 1/1/18. As you will see in the 30 year study, 212 pages cover every major item we own and provides estimates on when and how much it is expected to cost to maintain our association's assets.

The Study uses three separate models to determine our preparedness for future expenses and uses three different grades to show readiness. The possible grades are Poor (0% to 29.99%), Fair (30% to 69.99%) and Good (70% to 100%). The Association focuses on the Component Funding Model which is seen as the most conservative. We currently have set aside approximately \$154,000 in our reserve account. Combined with estimated future contributions this is where we stand with the Component Funding Model.

As of 1/1/18: 90.82% - Good

In the process of updating and presenting the Study to the Board, not all committee members agreed with all the components of the study. Of note, the inclusion of \$35,000 to maintain the water treatment land in our common area and the forecast of future contributions to the study.

In the October Board meeting, the Study was presented and openly discussed amongst the board and several members of the committee in attendance. The Treasurer expressed confidence in the Association's ability to fund scheduled contributions. Upon hearing all points of view, the majority of the board voted to adopt the Reserve Study with the inclusion of the \$35,000 and the forecasted contributions.

It's important to note that the Study is not a pre-approved spending plan, but a forecast of future contributions and expenditures to keep our neighborhood maintained in accordance with our CC&R's.

Letter from the President

In the December Board Meeting Tom Kelly presented an open letter to all members of the Association stating his views on the responsibilities of membership in the Lacamas Shores Homeowners Association. The letter has been posted on the HOA website for review on the Board of Directors [page](#).