



**Board of Directors' Meeting  
Minutes**

**Date and Time:** Monday, January 15, 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:** Linda Harnish, Richard Arnold, Dan Foster, Lance Barrett

President Tom Kelly called the meeting to order at approximately 7:10 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.

**Approval of the Minutes:** Marie moved to approve the regular board meeting minutes for February 13, 2017. The motion was seconded and passed unanimously. Marie moved to approve the executive session minutes for February 13, 2017. The motion was seconded and passed unanimously. Marie moved to approve the meeting minutes for the special working meeting of June 19, 2017. The motion was seconded and passed unanimously. Janine made the motion to approve the December 4, 2017 board meeting minutes. Motion seconded and passed unanimously.

**REPORT OF OFFICERS:**

**President's Report** – No report.

**Vice President** – Office vacant.

**Treasurer's Report** – Bank account balances at 12-31-17: Checking \$6,165.76 plus \$5.02 dividend, savings/money market \$24,962.87, reserve fund money market \$81,495.86 and reserve fund CD \$75,405.40 for a total of \$188,034.91. The insurance renewal was paid.

**Secretary** – No report

**COMMITTEE REPORTS:**

**ALCC** – Marty – no request since last meeting. It was noted that some of the trees behind the house built by Gecho have died. Marty will contact Gecho.

**Common Area Land Use Committee** – Ron reported that we have hired the land and water law attorney Jennie Bricker. Ron, Jennie and John with ETC had a meeting to review the material regarding our position for making repairs, doing maintenance and improvements in our common area. Then they met with the city and the city’s attorney Shawn MacPherson. Jennie does not agree that we need a permit. She called our needs re-vegetation of our areas. Jennie wrote a follow up letter to the city attorney outlining the meeting and asking for a decision about our request to restore our area to its’ original condition.

**Capital Replacement/Reserve Study Committee** - Janine – the committee needs to identify the projects in the Reserve Study that will be done in 2018.

**Member Communications Committee** - The last quarterly newsletter to the community was not sent out hardcopy.

**Social Committee** – Nothing new.

**Internal Audit Committee** – Janine spoke with Kathleen and she is willing to do the review if Gary is willing to do it. She will call Gary again.

**Traffic Safety Committee** – Doug has the signs. Marie and Janine get together to determine where to install the new speed limit signs and no outlet signs and coordinate with Doug.

**Unfinished Business**

1. 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 will revise the policy based on the comments from the homeowners and the Board will consider that revised policy at the next meeting.
3. Shoreline erosion problem – the City has made some repairs and it appears they will be doing more.
4. The Emergency Preparedness Plan committee members so far are Gene Coupe, Dick James, Janine Smith, Melody Kelly, Karen Stanley and Marie Callerame, will work with Sarah Bang to prepare for the event on April 20 to 23, 2018 at Camas Meadows. We need more homeowners to participate.

**New Business**

1. Planning the annual homeowners meeting. Marie proposed that the meeting be scheduled in the summer. Marie moved that the annual meeting be set for June 2, 2018. The motion

was seconded. There was discussion. The motion failed 2 yes and 5 nay. The board agreed that March 24 would be a better date subject to availability of a venue for the meeting. Marie will check on the availability of Camas Meadows or The Lodge. Marie, Mark and Janine will work on the preparation of materials required for the annual mailing.

2. Ron moved to increase the cost of the professional fees approved at the December 4, 2017 board meeting by \$1,500 for a new total of \$5,000. The motion was seconded and passed 4 to 3.

Items listed on the agenda for executive session include CC&R Non-Compliance/Property Maintenance (New, Updates, and Closed) and Domain Names. Marie asked to add the topic of board officer responsibilities and liabilities. The Board agreed and Tom moved to adjourn the regular board meeting at 8:25 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 and having no motions to consider Tom moved to adjourn the meeting at 9:45 PM. The motion was seconded and passed unanimously.

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Prepared by Janine Smith for Marie Tabata-Callerame, Secretary

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Date