



**LACAMAS
SHORES
HOA**
**Board of Directors' Meeting
Minutes**

Date and Time: Monday, February 13, 2017 at approximately 7:00 PM

Type of Meeting: Regular Board Meeting

Location: Parker Road Fire Station, Camas, WA

Participants: Matt McCants (President), Tom Kelly (Vice President and ALCC Liaison), Ron Boyce (Interim Treasurer and City Liaison, via speaker phone), Marie Tabata-Callera (Secretary), Kalani Davis, Janine Smith, Patrick Lambert.

Audience: Approximately 12 Homeowners.

The President Matt McCants called the meeting to order at approximately 7:08 PM, **called roll** and confirmed a quorum. **Proof of Notice** was stated as by email to homeowners and posted on the website and nextdoor.com. Matt welcomed the audience. He noted that the Board was audio recording for recordkeeping purposes and that Linda Harnish was recording as well.

Approval of the Minutes: A motion was made to approve the January 16, 2017 board meeting minutes as drafted and corrected. An audience member requested a conversation about the boat ramp repair be added. The motion was seconded and passed unanimously to approve with all corrections.

REPORT OF OFFICERS:

President's Report – Matt read a statement into the record, which can be found at <http://lacamasshoreshoa.org/current-case-status.html>.

Treasurer's Report – Ron gave a report of the end of January bank account balances. Letters will be sent to members whose checks were mailed from our accountant to the bank and did not make it into the bank account. An audience member had concerns about the financials amounts in an HOA email and noted that the reserve fund study should be updated. The information will be used for the Annual Meeting mailing and the Homeowner was asked to be on a future capital budget committee.

Further budget concerns were discussed. Based on a request from an audience member, Janine moved to change the 2017 estimated annual reserve appropriation from \$20,000 to \$12,000. (2 nays, 1 abstention, 4 ayes). Motion passes.

Ron motioned to approve the 2017 operating budget. The motion was seconded and passed (6 ayes, 1 abstention). Marie noted that the first three months of every year our HOA spends money with no approved/ratified budget. This is not a best practice and to solve that problem, this year the Board plans to approve two budgets for member ratification. Marie moved to approve the 2018 operating

budget with previous changes for ratification. Motion was seconded and passed (6 ayes, 1 abstention).

Ron discussed estimates for possible capital improvement goals for 2017 and 2018, which included catching up the deferred reserve study repairs. There was discussion about committees and the relation to the Board. We need reinvest the money we have back into the neighborhood – that is its purpose. We must take care of our neighborhood.

COMMITTEE REPORTS:

ALCC – NO report.

Boat Dock Committee – Ron has been talking to the Dept. of Fisheries and Wildlife. Ron has Dan Foster's proposal for \$6000.

Common Area Land Use Committee –

- Picnic area and Leadbetter Entrance projects are in progress.
- We are waiting on information from the wetland expert.
- Hidgons and Patituccis do not want any changes made to hedges in the 10-foot stretch on Walden, so we are waiting to talk with them before trimming to two feet. We have been maintaining it for many years, including irrigation. The City owns the land.
- We are working on cleaning up the 14th hole area, which we were not aware we owned before. Marie moved to get rid of the blackberries etc. and check with Camas Meadows to ensure they will help haul away whatever we trim down.

Capital Replacement/Reserve Study Committee - It was moved to approve four members: Janine Smith, Cindi, Dan and Ray Deal. The motion was seconded and passed unanimously. The charter is posted on the website.

Member Communications Committee - Surveys are being collected. Of note, it seems the number one priority is fixing the Heritage Trail, which is City property. Two related projects (not HOA) are the Heritage Trail Beatification Project and the Shoreline Erosion Prevention Project, as initiated by Steve Bang.

Traffic Safety Committee – No activity and no complaints in this rainy cold weather. Matt mentioned it would be nice to have the City bring the radar sign. Casey Watrous noted that the members voted the committee's prior recommendation down and the City has declined to add stop signs. Tabled until April.

Unfinished Business

1. There was discussion about planning the Annual HOA meeting, a possible Candidate Meet and Greet, and ballot specifics and other logistics. Another email for candidates will go out.
2. 2016 Annual Minutes – Janine is working with Linda Harnish to get the information.
3. Amended Tree Policy – The motion to table the issue until the next regular Board Meeting after the Annual Meeting was passed (6 aye, 1 abstention).
4. It was noted that recent legislation was defeated that would have allowed HOA Boards to take loans out in the HOA's name despite restrictions in their CC&Rs. We need to keep members apprised of such issues.

5. Amending the Bylaws was discussed. Tom asked that amended bylaws be presented to the Homeowners. Matt noted that this would make the annual meeting more confusing. Tom moved that this be put to the HOA Meeting. Motion was seconded and did not pass (3 aye, 4 nays).

New Business

Richard Arnold stated that the Baileys do a wonderful job and are cost effective and invaluable resource to the HOA.

Matt moved to adjourn the regular board meeting at 9:15 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 at approximately 10:25pm. Matt McCants was no longer present.

Marie moved to fine the Dos as discussed in Executive Session. The motion was seconded and passed unanimously. JP suggested a good deeds committee. Kalani may reach out to him. Marie moved to adjourn the meeting at approximately 10:30pm. The motion was seconded and passed unanimously.

Prepared by Marie Tabata-Callerame, Secretary

Date