



**Board of Directors' Meeting  
Minutes**

**Date and Time:** Monday, October 23, 2017 at approximately 7:00 PM

**Type of Meeting:** Regular Board Meeting

**Location:** Police Station, Camas, WA

**Participants:** Tom Kelly (Vice 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, Cindi Marrinan, Richard Arnold, Frank Haylett, Steve Bang, Lance Barrett, Joan Kropf, Dick James

The Vice President Tom Kelly 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 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. He asked that each homeowner in attendance introduce themselves before making their comments.

**Event Updates:** Sarah Bang has a dance group performing Thriller for the Thrill the World event at Camas Meadows on Saturday 28.

**Approval of the Minutes:** February and June 19 meeting minutes approval still pending. Janine made the motion to approve the September 25, 2017 board meeting minutes. Motion seconded and passed with 6 votes and 1 abstention.

**REPORT OF OFFICERS:**

**President's Report** – Office vacant.

**Vice President** – Tom is interim President. Tom read a statement that he wrote about the responsibilities of all homeowners referring to the governing documents. (See attached)

**Treasurer's Report** – Bank account balances: Checking \$2,603.10 plus \$5.02 dividend, savings \$33,495.50, reserve fund money market \$94,113.54 and reserve fund CD \$75,066.21 for a total of \$205,283.37.

Although the 2018 Budget was ratified at the 2017 Annual Meeting the annual assessments for 2018 need to be approved by the Board. Marie moved to set the 2018 assessment at \$415 per the ratified budget. The motion was seconded and passed 6 to 1.

### **COMMITTEE REPORTS:**

**ALCC** – Marty has some submittals to be discussed in Executive Session. Some other submittals were received for removing trees and the committee approved those.

**Boat Dock Committee** - Ron reported that the boat dock repairs had cost \$3,152 and are now completed, thanks specifically to Ted Aadland.

**Common Area Land Use Committee** - Steve met with the golf course and we will be working with them to clear out the area near the 14<sup>th</sup> hole. Steve met with Lake Hills HOA representative and the CALU Committee is working on a proposal to remove and replace the cypress trees on Michaelbrook that were planted after Lake Hills was developed. The trees grow fast, can fall over in high winds and will block the view of the Lake Hills community and should be removed to reduce future costs and/or liability.

**Storm Water System** - Ron met with the City and they are speaking with an attorney about what we can do. Ron spoke to a couple of land use attorneys to find out what their fees would be to help us with our request to the City for us to proceed with maintenance on the Stormwater Bio-filter. The hourly rates for the attorneys are \$300 and \$330. Ron moved to spend up to \$3,000 for a land use attorney to determine if the permit exemptions apply to our maintenance and if the City has not responded by November 15<sup>th</sup>. The motion was seconded and passed 4 to 3.

**Capital Replacement/Reserve Study Committee** - Janine presented the proposed revisions to the 2018 Reserve Study. The committee met on October 19 to review the study, identify corrections/changes and make recommendations to the Board. The committee recommends having some items listed in the study with a "TBD" dollar amount because the scope of work is not known and therefore the costs are also unknown. Janine moved to accept the revisions to the study and the committee recommendation to leave the Stormwater Bio Filter, Playground and Steps and Pathway as components with a TBD but no dollar amount. The motion was not seconded. Janine moved to accept the revisions to the study and show the dollar amounts for Stormwater Biofilter of \$35,000, Playground of \$5,000 and Steps and Pathway of \$5,000. The motion passed 5 to 2.

**Member Communications Committee** - The Board requests that the audience that is recording our meetings not use or share our voices or images without our approval. It was

noted that Board Meeting are not open/public meetings, but actually closed-door meetings allowing only members to attend.

**Social Committee** – The Thrill the World performance will be at Camas Meadows the Saturday before Halloween and at the Bang’s House Halloween evening. No other committee report at this time.

**Traffic Safety Committee** –The new speed limit signs and no outlet signs to be installed by Doug Bailey once we have determined the locations. Janine will coordinate with Casey and Doug.

### **Unfinished Business**

1. The memorial bench for Kim Cho was requested to be paid by the HOA. The Board agrees that the HOA funds will not be spent on the bench. The Board will chip in and put another memorial plaque on the existing bench. Janine will communicate this to Pat Smith and coordinate getting the plaque.
2. The Fines and Fees policy – Marie presented the revised policy. Marie moved to send the new policy to the homeowners, via email and on the website, for comments. The motion passed unanimously.
3. No update. Discussion on a Voluntary Meadowlands Revegetation Fund. Marie wants to look into creating such a fund. Homeowners that want to see the Meadowlands improvements completed can pay a portion and homeowners that do not want those improvements will not need to pay for the improvements.  
Once we know what the project will be and how much it will cost we can move forward with proposing such a fund.
4. No update. Janine still needs to complete the notes from the meeting defining the Reserve Study/Capital Committee and the CALU Committee with Steve Bang, Pat Lambert and Janine Smith.
5. No update. Marie will complete the February board meeting minutes.

### **New Business -**

1. Janine moved to elect Tom Kelly to finish the current term as President of the Board. The motion was seconded. The motion passed 6 to 1.
2. Shoreline Erosion Prevention Project - Alan Yordy is going to meet with Pete Cappell at the City on Friday 10-27-17 to discuss the shoreline erosion problem. Janine will follow up with Alan to see if he needs a letter from the Board.
3. Emergency Preparedness Planning – The Board agreed to start the process of having homeowners work together on an Emergency Preparedness Plan. Dick James, a homeowner in the audience, made comments about a book his son, Scott James, wrote called “Prepared Neighborhoods” that is a good resource for planning and implementing emergency preparedness. Sarah Bang and Karen Stanley will work with Dick James.
4. The November Board Meeting will be held on December 4, 2017. Location to be determined.

Tom moved to adjourn the regular board meeting at 9:25 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. Marie moved to send #1 violation from Executive Session a notice of violation. Motion seconded and passed unanimously. Marie moved that the #2 violation from Executive Session be fined in 15 days. Motion seconded and passed unanimously. Pat moved to send #3 violation from Executive Session a letter stating the fines they will be billed if they do not comply per previous letters. Motion seconded and passed unanimously. Pat moved to fine violation #4 from Executive Session \$150 for landscaping not approved. Motion seconded and passed 6 to 1.

Marty moved to spend up to \$3,500 for the new card reader for the access gate to the common area. Motion seconded and passed unanimously.

Tom moved to adjourn the meeting at 10:27 PM. The motion was seconded and passed unanimously.

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Prepared by Janine Smith for Marie Tabata-Callerame, Secretary

Date