

Lacamas Shores Monthly Meeting Minutes 2015

January 15, 2015

February 28, 2015

March 10, 2015 (Special Board Meeting)

March 27, 2015

April 9, 2015

May 14, 2015

June 30, 2015

August 17, 2015

October 15, 2015

November 12, 2015

No regular Board meetings in July, September or December

LACAMASHORES
The Place to Call Home

**LACAMAS SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Date: January 15, 2015

Location: Camas Police Station

ROLL CALL

Present – Marian Jackson, Elaine Foster, Linda Harnish, Mike Niquette, Steve Marrinan, Dave Patterson. Absent – Steve Nelson.

Guests - Tom Kelly, Cindy Ontkian, Marie Tabata-Callera, Matt McCants, Pat Lambert, Gerry Vincent, Steve Bang, Tom Kelly, Shari McCants, Mr. Sharp

SECRETARY'S REPORT

Confirmed that all Board members had reviewed the minutes of the prior meeting online. Motion by Steve Marrinan: "Motion to approve"; Mike Niquette: "Second"; Vote: All in favor.

TREASURER'S REPORT

210 of 253 assessments paid to date; Elaine suggests we maintain two separate accounts – Operating account (approximately \$58,000) and Reserve account (approximately \$157,000). We should also have a separate set of financial statements for the reserve fund. Question on how we could end up with an uncollectible account if we put a lien on a property. Elaine explained it could happen in a foreclosure situation where the lender had first right to all proceeds and there was not enough left to cover a lien.

Budget – Elaine went through the 2015 budget line by line, stopping to explain, where needed, why significant changes to some line items were made over previous year. She pointed out that we actually have adequate funds to allocate \$25,000 to the reserve account. After some discussion it was agreed that she would make changes and post updated copy of Dropbox.

Discussion about doing the reserve study update. Motion by Linda: "I move that we proceed with doing a reserve study update, after making sure we are in compliance with all rules and regulations." Marian: "Second". Vote: All in favor; motion carried.

Discussion re: having an independent audit. George Fox (Fox & Co., CPAs) bid \$3,500 when they submitted a proposal last year. They will honor that price this year. Motion by Patterson: "I move to accept the bid and do an audit for 2014." Elaine: "Second". Vote: All in favor; motion carried.
Elaine "second"

Linda suggested we post a reminder on the Backfence and NextDoor reminding people of the deadline for paying dues. Everyone agreed.

COMMITTEE REPORTS

Architectural – For Vladimir's project (corner of Lamas & Trout) we need a topographic drawing and clarification of how far off ground front door will be; Marrinan will write note. Linda noted for the record that many years ago (mid-'90s?) the Board had declared that going forward all homes which are on Lamas Dr. must face Lamas Dr. rather than the intersecting street. We should make sure the owner of this lot (Vlad) complies.

We should add statement to ACC-Landscape Request form indicating that work must be started within six months or a new approval will be needed.

OLD BUSINESS

Wiley RV - he has now been issued two tickets; possibly designated as abandoned, but need to explore.

NEW BUSINESS

Statements by four members of the Special Interest Group (Restore Lacamas Shores Team):

Matt McCants - 2743 NW Walden - Appreciates action on swale and knowing work is upcoming on basin; thanks to Linda and Marian for meeting; hope for more discussions going forward; interested in joining board and will be sending info on bio.

Marie Tabata-Callera - 5724 NW El Rey - Thanks for meeting; knows it's not easy being on a board; appreciated detailed minutes; will be a candidate for board; wants to know how process will work and would like to have her own personal representative overseeing the process; wondering if any of current board members are running as incumbents; absentee and proxy ballots? (need to figure this out and report back); she remarked that she is very accustomed to "Chicago style politics".

Gerry Vincent - 2844 NW Lacamas - For many years disputes were resolved without lawyers, but now they come into the process quickly. If around during Larson conflict you'll remember annual meeting was very heated about use of HOA money to pay for legal fees; wants to get back to resolving conflicts without lawyers.

Niquette commented that the reason people were concerned during the Larson situation was because we could potentially have lost that case. Also, Ridenour has told us is that if we need to talk with a lawyer to protect ourselves no one can stop us from doing that; agree that attorney would preferably be a last resort.

Marian: we would really like to see neighbors get along and work with other neighbors; no longer feel comfortable in social situations and it's depressing; there are automatically attorneys involved when one is doing the responding.

Lambert - 5515 NW Douglas Ct - Reason for questions about election process is due to people coming to him questioning the board credibility at last elections; last year Cindi Marrinan endorsed candidates by email and was soliciting ballots coming back to her; nobody wants credibility questioned. Lambert said Cindi Marrinan was discussed as possibly doing something inappropriate and said it appeared she was assisting in counting votes at the meeting last year. When pushed further, Lambert said it "looked like" she was counting votes. Steve Marrinan wanted Lambert's remarks entered as hearsay since the Board was never contacted about any issues involving Cindi. Steve Marrinan also stated that Cindi did not count votes.

Tom Kelly - 2629 NW Lacamas Dr. spoke regarding the Deed of Dedication. He stated that the key to that information is that the property can be maintained by those property owners next to Conservancy Zone; maintenance of view is mentioned 10 times in the CC&Rs; wants to run for board.

Mr. Sharp - Upon departing, paused to note that he was there as the personal representative of John Clemens (2437 NW Lacamas) who had passed away last week.

Linda commented that we need to gather updated contact information from residents. May need to

better explain why we need it; add as a reminder on NextDoor and Views;

Statement by Cindi Marrinan read by Linda Harnish indicating her resignation from various responsibilities in the neighborhood. Fourth of July - we need to get the word out; should put an article in the Views and other communication formats; will ask Cindi to tell us how much lead time we have before we need to hire someone to take on that job if no one steps forward. Entire board appreciates all the time and hard work Cindi has given to the HOA over the years.

Boat dock keys - should be passed with the sale of a house or to renters, but are often given to friends.

Research using management company - Marian, Linda and Dave would all like to participate, if available, in any presentations made by any companies being considered.

Voting on budget will take place once it has been amended and made available on Dropbox.

Marrinan: "I move this meeting be closed". Niquette: "Second"; Motion carries.

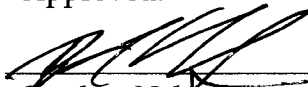
Reopen meeting - Comment on incorrect understanding and misuse of "Special Meeting".

EXECUTIVE SESSION - Not required.

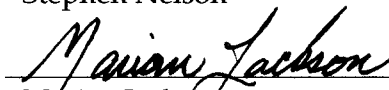
The next meeting will be held on February 12, 2015 at a location to be determined.

Respectfully submitted,
Linda Harnish, Secretary

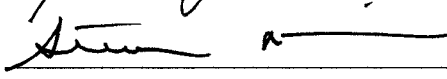
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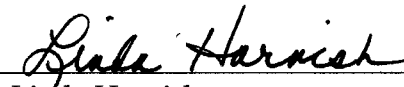
Stephen Nelson



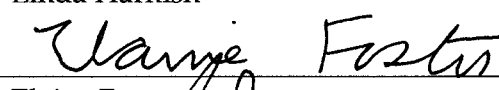
Marian Jackson



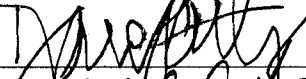
Stephen Marrinan



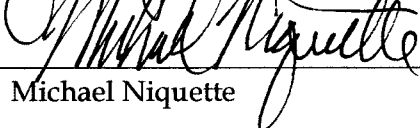
Linda Harnish



Elaine Foster



David Patterson



Michael Niquette

**LACAMAS SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

**Date: February 26, 2015
Location: Camas Police Station**

ROLL CALL

Present – Elaine Foster, Linda Harnish (by phone for part of the meeting), Mike Niquette, Steve Marrinan, , Steve Nelson. Absent – Dave Patterson and Marian Jackson
Guests – Members of the Special Interest Group

SECRETARY'S REPORT

Minutes of this meeting taken by Stephen Nelson. Confirmed that all Board members had reviewed the minutes of the prior meeting online. Motion by Steve Marrinan: "Motion to approve"; Mike Niquette: "Second"; Vote: All in favor.

TREASURER'S REPORT

Nine assessments unpaid, three are folks who have never paid, two are builders, other four have been sent a second notice. Liens have been placed in previous years on the three who have never paid. Steve Marrinan indicated he will contact the other six who have not paid.

COMMITTEE REPORTS

None

OLD BUSINESS

Wiley RV - he is being issued tickets every three days, costing \$15 each.

NEW BUSINESS

Draft Reserve Study - A summary of the cost projections for coming years was discussed with several recommendations made for revisions:

- Proposed to reverse the \$25K reserve allocation for this year, Steve Nelson proposed, Elaine Foster seconded, 5 votes yes
- Proposed to move the BBQ renovation to this year. Steve Marrinan proposed, Mike Niquette seconded, 5 yes
- Proposed the exercise equipment be removed because it is unsafe. Vote was positive, but comments during the public comment period justified a delay to see if the Board could assess the condition further and determine how much the equipment is used.
- Discussed InvestWest Management Company. Elaine Foster and Cindi Marrinan contacted three references from other HOAs that use InvestWest. The references were very positive. Proposed to get an official proposal from InvestWest. Linda Harnish proposed, Steve Marrinan seconded; five yes.

Discussed InvestWest's recommendation for an HOA lawyer. Two of three HOAs using InvestWest use the firm of Vial Fotheringham in Oregon. It was agreed that an information meeting was in order with Vial Fotheringham.

Proposed to use the 2014 Picnic budget for 2015. Proposed by Steve Marrinan, Steve Nelson seconded; 5 yes.

Proposed that Molly chair the picnic. Steve Nelson proposed, Linda Harnish seconded, 4 yes, 1 no.

Proposed closing the meeting - Stephen Nelson proposed, Elaine Foster seconded, 5 yeas

EXECUTIVE SESSION - Not required.

The next currently scheduled meeting is the Annual Meeting on March 27, 2015 at the Lacamas Lake Lodge and Conference Center.

Respectfully submitted,
Linda Harnish, Secretary

Approved:

Stephen Nelson

Linda Harnish

Michael Niquette

Elaine Foster

Stephen Marrinan

Marian Jackson -- ABSENT

Dave Patterson -- ABSENT

LACAMAS SHORES HOMEOWNERS' ASSOCIATION
MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS
Date: March 10, 2015
Location: Camas Public Library

ROLL CALL: Present -- Steve Nelson, Marian Jackson, Steve Marrinan, Elaine Foster, Mike Niquette, Dave Patterson; Absent -- Linda Harnish (Meeting minutes recorded by Steve Nelson.)

SECRETARY'S REPORT

None read

TREASURER'S REPORT

None read

COMMITTEE REPORTS

None

OLD BUSINESS: None

NEW BUSINESS:

This meeting is about a housekeeping issue for our HOA. Specifically, the concerns of a Special Interest Group of Lacamas Shores homeowners about election integrity for Board elections. The Special Interest Group suggested there may have been inappropriate use of proxy and an appearance of impropriety in vote counting at the last election. In response, the Board has discussed and considered options to the election process to address these concerns. The Board agreed to some ideas allowed in the Nonprofit Corporate statutes involving a limited proxy/mail in ballot. Our current By-laws need to be updated to align with our corporate statutes.

In considering amendments to the By-laws, the Board has a duty to ensure that no amendment shall affect or impair the validity or priority of the Members' interests and the interests of holders of a mortgage encumbering a Member's Homesite. As such, we need to discuss again the benefits of the proposed amendment to the community and the process to ensure we have no concerns about in impairing the interests of the membership.

In regards to the Special Interest Group's concerns about the meeting -

- A. The 3-day meeting notice is for the Board, not the general membership. We complied with that. Three day's notice of the complete text of the amendment is also for the Board, not the general membership. We have been working on the final wording and just received it yesterday. We have the right to sign a waiver of 3-day notice for that, and are circulating it amongst the Board tonight.
- B. Regarding the special interest group's request for notice to their group of all Board meetings, although there is no requirement within our CC&Rs, By-laws or state statutes to do so, we did notify the Special Interest Group, and the rest of the community, of this meeting through the Lacamas Shores website. The Special Interest Group agreed in an email that the meeting notice was posted and that they knew of the meeting.

Benefits: Mail in balloting with unique identifiers gives the community several advantages -

1. Each homeowner has their own ballot and must fill it out themselves.
2. Ballots cannot be pre-filled or copied and have another's name put on them.
3. Chain of custody is managed by having the ballots mailed directly to the HOA accountant, who will keep them in her custody until the annual meeting, eliminating opportunity for ballot tampering
4. Mail in ballots allow for more participation by the membership.
5. Mail in ballots allow the HOA a better chance of reaching a quorum for a meeting, since they can be counted towards the quorum.
6. Proxy rights are reserved.
7. Allows the Board to quickly and easily survey the community on issues that the Board would like community input on by web service or e-mail.
8. The Board's discretion is retained, since the use of either new voting technique will only happen "when and in such manner as the Board of Directors may deem appropriate".
9. Allows the Board an opportunity to develop rules and regulations for the use of the voting methods, and to ensure the integrity of the voting process.

Negatives: None identified.

Conclusion: The Board believes adopting the update to the By-laws is beneficial to the HOA and its membership and does not harm or impair the rights of the membership.

Motion: Marian Jackson moved that the Board accept the amendment to the Bylaws and ratify all previous decisions and actions by the membership and the Board regarding mail and electronic voting. Dave seconded. 5 approved, 0 rejected. Motion passed.

Steve Nelson moved the meeting be adjourned. Dave Patterson seconded. 5 approved, 0 rejected. Meeting adjourned

Approved:

Stephen Nelson

Linda Harnish -- ABSENT

Michael Niquette

Elaine Foster

Stephen Marrinan

Marian Jackson

Dave Patterson

**LACAMAS SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Date: March 27, 2015

Location: Camas Public Library

ROLL CALL

Present – Steve Nelson, Marian Jackson, Steve Marrinan, Elaine Foster, Linda Harnish, Dave Patterson, Mike Niquette

Absent – None

Guests – Richard and Catherine Arnold

SECRETARY'S REPORT

None read

TREASURER'S REPORT

None read

COMMITTEE REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

The meeting was called to order at 4:30 PM.

The property at 3011 NW Lacamas Dr. is adjacent to a parcel of common area owned by the HOA. The homeowner has built two patios (one in rear of property, one on east side of property) and what appears to be a bocce ball court or horse shoe pit onto the common property. Discussion was held regarding some of the history of conversations with the homeowner regarding the property. Records from 2002 indicate that homeowner has stated that their purchase agreement with Tom Shipler (developer) stated they could landscape to the swale, however, it is unclear to this Board what the intent of that statement was. Steve Nelson moved that the Board request a copy of the purchase agreement before deciding on the next step. Linda Harnish seconded. All approved.

A motion was read into the minutes by Steve Marrinan to execute the Amended By-Laws as approved by the Board of Directors on March 10, 2015:

I move that the Board of Directors execute these Amended By-Laws of the Lacamas Shores Homeowners Association as adopted unanimously by the Board on March 10, 2015. These By-Laws were originally adopted on June 29, 1988 and executed on July 6, 1988. They were subsequently amended on July 21, 1992 and executed on August 2, 1992. The copy to be executed has been corrected to reflect grammatical and typographical errors not identified in previously adopted versions.

Linda Harnish seconded. All approved. The Board members signed the Amended By-Laws making them a permanent part of the governing documents of the Association.

Marian Jackson made a motion to adjourn to Executive Session to discuss two ethics complaints that have been filed; Dave Patterson seconded.

Following the Executive Session, Dave Patterson made a motion to take action as agreed to by the Board members during the closed session at which the ethics complaints were discussed. Linda Harnish seconded. All in favor. The two previously-excused Board members were brought back to the room and the action determined during the Executive Session was communicated to them.

Steve Marrinan made a motion to adjourn the meeting; Steve Nelson seconded. All in favor. The meeting was adjourned at 5:30 PM.

EXECUTIVE SESSION

At 5:00 PM the Board went into Executive Session and the guests, as well as the Board members against whom complaints had been filed, left the room. At 5:25 PM the Board returned from Executive Session after discussing the complaints.

Respectfully submitted,
Linda Harnish, Secretary

Approved:

Stephen Nelson

Linda Harnish

Marian Jackson

Elaine Foster

Stephen Marrinan

David Patterson

Michael Niquette

**LACAMAS SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Date: April 9, 2015

Location: Camas Fire Station

ROLL CALL

Present - Linda Harnish, David Patterson, Stephen Nelson, Elaine Foster, Matt McCants, Marian Jackson

Absent - Steve Marrinan

Guests - 8 HOA members

SECRETARY'S REPORT

Meeting Minutes for 2/26/15 Board Meeting, 3/10/15 Special Board Meeting, and 3/27/15 Board Meeting at the Camas Library all approved

TREASURER'S REPORT

4 Homeowners have not paid their assessments

Expenses for the first quarter of 2015 are over by roughly \$7K

Stephen Nelson moved to accept treasurer's report - All Approved

COMMITTEE REPORTS

Architectural/Landscape

2 tree removals and one new home design approved

Stephen Nelson moved to approve tree removal at 5724 NW El Rey - All Approved

The Committee has received plans for two new constructions

Welcome - None

OLD BUSINESS

Reserve Study

Linda Harnish moved that a committee be formed to review the funding options. All approved.

NEW BUSINESS

Tree Blight - 4 different kinds of blight have been identified on common area trees - need to get them sprayed

Playground Equipment - Get an outside party to review the condition of the playground equipment and make recommendation on future replacement.

Surveillance Equipment - Look into what we want to buy.

Ontkean Encroachment on HOA Property - Letter sent to Ontkean's on 4/8/2015

Linda Harnish moved that the Board will accept communication from individual homeowners and not from special interest groups. All approved with the exception of Matt McCants

Decided to take advantage of 1 hour free consultation, then have an interview with Kevin Harker in a

separate meeting to firm up the relationship between Community Association Law Group and the Lacamas Shores HOA.

Matt McCants moved to solicit HOA members for a committee to review the bylaws. Dave Patterson seconded. All approved.

Board is to create a short list of expectations for the committee

Does Kevin Harker have boilerplate for bylaws?

Topics for discussion with the City

Parking - Linda Harnish suggested going to City Council to appeal to them on enforcing the muni code on RV parking.

Seal-coating Streets - Walden is scheduled later this year - any other work planned?

LED lighting

Replace or retrofit

Light Pollution issues

Speeding in Neighborhood

What can the city do to help?

Can the city add more signs in more relevant locations?

Are speed bumps appropriate?

Board should get an early jump on landscaping issues

Linda Harnish will talk to Cindi Marrinan about HOA property

Linda Harnish will divvy up the neighborhood so each Board member has a section to monitor for homeowner landscaping maintenance issues.

EXECUTIVE SESSION - none

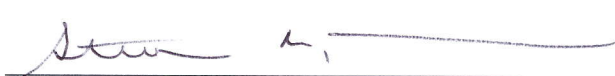
Linda Harnish motioned to end the meeting. Marian Jackson seconded. All approved

Respectfully submitted,
Stephen Nelson, Secretary

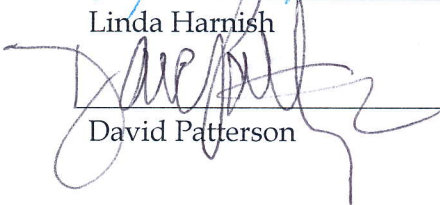
Approved:



Linda Harnish



Stephen Marrinan

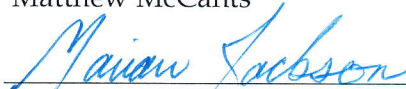


David Patterson



Matthew McCants

Elaine Foster



Marian Jackson



Stephen Nelson

**LACAMAS SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Date: May 14, 2015

Location:

ROLL CALL

Present – Steve Marrinan, Steve Nelson, Linda Harnish, Marian Jackson, Matt McCants, David Patterson

Absent – Elaine Foster

Guests – 6 Homeowners

SECRETARY'S REPORT

Meeting Minutes for 4/9/15 and post Annual Meeting Board meeting minutes approved.

Linda Harnish moved to accept minutes, unanimous

TREASURER'S REPORT

Correction on last month's report – spending was not \$7K over budget, spending was just over on legal expenses. These expenses were due to concerns raised by Marie Tabata-Callerame regarding voting protocol for Board positions resulted in the need for bylaw changes. These changes resulted in \$5300 in legal charge, which were received in April. Steve Marrinan suggested we approach Kevin Harker and pay Ridenour what Kevin would charge.

COMMITTEE REPORTS

Architectural/Landscape – Since the last Board meeting the Board approved 2 encroachments for storm drains into sidewalks, painting on one home, 1 tree removal project, and 1 new home project rejected. The rejected project has been resubmitted.

Four projects were voted on during this meeting:

- o Project 71 - Nusbaum - New Construction - 2813 NW Lacamas – Linda Harnish moved the project be denied, Unanimous vote to deny
- o Project 76 - Goryunova - Side Retaining Wall - 2838 NW Lacamas – Matt McCants moved to approve stucco façade, all approved. Linda Harnish further moved to accept the 2 foot retaining wall. All approved except Steve Marrinan
- o Project 80 - Lukins - Tree Removal - 1725 NW Lacamas Dr – Linda Harnish moved the project be approved, Unanimous vote to approve.
- o Project 78 – Watrous – Paint House – 1730 NW Lacamas Dr – Matt McCants moved to approve provided they did not change colors. Unanimous approval by Board.

It was noted that we need to stress with builders must finish approved construction in 8 months and keep porta potties off the street.

Welcome – No report

OLD BUSINESS

1. Neighborhood Maintenance issues. Linda Harnish identified 12 lots that were out of compliance, Linda called all, all mowed within a week. Recommendation that we just report to the city and have them handle.
2. Tree spraying for blight – Steve Marrinan volunteered to find an arborist to look at what needs done.
3. Three parcels adjacent to the neighborhood are not being maintained by the golf course. Linda talked to the manager of the course to get them taken care of.

4. Other – basketball hoop, junk in driveway, dog kennel in driveway. Asked Matt McCants to make contact and ask for removal.

Reserve Study analysis by Dan Foster and Mike Harnish recommend the component funding model, which translates to \$55.85 per home owner for 2016. Currently funded as needed, but need to add funds by the end of the year. Tabled discussion to allow time to review reserve funding options and mechanism for raising funds.

Exercise equipment along walking trail is dilapidated and no longer safe to use. It was suggest this be a community project to replace the equipment. Kevin Harker has indicated we are not obligated to replace the equipment. Linda recommended the Board send out an e-mail seeing if anyone cares if we don't replace them.

BBQ Grills. Replacement is roughly \$400 each, not sure if just one or two should be replaced, but not all three. It was suggested that John Ulmer look into it.

Playground equipment – Lacamas Shores is seeing more young parents moving into the neighborhood who would be interested in seeing improvements, perhaps even go for matching contributions. Two HOA members have volunteered to be on a committee, as well as a potential homeowner.

Surveillance Equip – Given budget concerns this matter was tabled for now.

Ontkean encroachment – Kevin Harker recommended that, for the immediate future, grant an easement with wording that indicates a specific period of time during which they are liable for anything that happens on the property. This gives the Board time to survey property lines. Kevin Harker would charge \$290 for preparing easement document. There are 2 years left before adverse possession gives them the property. Recommendation that the Board meet with Onkeans to discuss issue and ask for any information they have to show property lines and what was promised them by the developer when they bought their lot.

Next step is a phone call to set a time to sit down with them.

NEW BUSINESS

Open position on ACC/LCC. Steve Preedy has appropriate background and is knowledgeable. Dave Patterson moved that he be appointed to the committee. All approved.

Meeting with Kevin Harker – See attachment below

Meeting with City of Camas – Steve Marrinan and Matt McCants met with City folks on 4/11, discussed the Federal grant for new street light fixtures. The funding is for a retrofit to existing fixtures. Steve and Matt requested that they consider cleaning globes and replacing broken ones. The City plans to have the lights in Lacamas Shores replaced by the end of this calendar year.

Repaving - Barlow to end with of Walden should receive either a thin overlay or a grind and overlay this year.

Speeding – public works will discuss with police, see if we need a traffic management plan. One done

3 years ago. There are only 3 speed limit signs in the neighborhood.

Signage on Pahlisch home – proposed only one sign for open house, open house only on weekends, and turn driveway barricades around.

Marian Jackson moved that that Board meetings be held on 3rd Thursday of the month. Unanimous approval.

HOA Members attending the meeting brought up the need to inform homeowners of the presence of Blight in neighborhood trees, and to impose fines for things like RV parking.

Steve Nelson moved to adjourn the meeting. Unanimous approval.

EXECUTIVE SESSION

Respectfully submitted,
Stephen Nelson, Secretary

Approved:

Linda Harnish

Stephen Marrinan

David Patterson

Matthew McCants

Elaine Foster

Marian Jackson

Stephen Nelson

LACAMAS SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Date: June 30, 2015
Location: Camas-Washougal Fire Station No. 42

ROLL CALL

Present: Steve Marrinan, Steve Nelson, Linda Harnish, Marian Jackson, Matt McCants, Elaine Foster; Absent – David Patterson; Guests – 5 Homeowners

SECRETARY'S REPORT

Marian Jackson moved that the report for the May 14th Board Meeting be approved. Linda Harnish seconded. All approved.

TREASURER'S REPORT

The external audit starts next week. At the end of May the association was under budget by \$10,000. Barring unforeseen issues, it looks like the Association will be under budget through the end of the year. Marian moved to accept the Treasurer's report, Steve Marrinan seconded, all approved.

COMMITTEE REPORTS

1. Haylett Landscape Remediation. For a variety of reasons, the lower section of their slope is not vegetated with ground cover. Steve Nelson suggested that ground cover be planted on 12 inch centers. Linda Harnish moved, and Steve Marrinan seconded that the Haylett's propose within one month how they will resolve this issue with the intent to have appropriate planting done by September 15th. All approved.
2. The Walkers provided a retroactive request for planting a hedge. The hedge impacts their neighbor's view of the golf course. There is concern that the hedge might be on the golf-course property. Steve Marrinan moved to deny the request, Steve Nelson seconded, all agreed.

OLD BUSINESS

1. Fine Schedule – review, discussion and adoption
 - a. Matt McCants is opposed to adoption of procedures and a schedule for fining neighbors who are not in compliance with the CC&R's.
 - b. Homeowners at annual meeting made it clear they are not happy with the status quo.
 - c. The Board has a responsibility to uphold the CC&R's and mitigate safety issues.
 - d. Matt McCants moved that the members be given 30 days notice and a 30 day comment period before putting the fine schedule into effect. All but Matt McCants voted to deny this motion.
 - e. Make effective August 1.
 - f. The Board will mail the schedule and procedures to HOA members.
 - g. Add fine category covering homeowners who do not finish approved projects in 8 months.
 - h. Steve Marrinan will find out how the city of Camas defines a tree.
 - i. Marian Jackson moved that the Board adopt the Lacamas Shores Enforcement Procedures and Fine Schedule with the caveat that changes as noted in item 11 of the fine schedule be adjusted per discussion with the city of Camas. Elaine Foster seconded, all voted to adopt except for Matt McCants.
2. Hiring of Management Company
 - a. The Board needs to interview other management companies and obtain more than one proposal.
 - b. The Board needs to clearly define what services we expect to receive and the costs of these services.
 - c. Dave Patterson is heading up a working group which will identify other management companies for the Board's review and will propose a scope of the management company's duties.

NEW BUSINESS

1. Pat Lambert Letter re Ethics Violations
 - a. Linda summarized proposed procedure
 - b. In the last 27 years, no complaints until recently
 - c. Complaints surfaced when the Special Interest Group was developed
 - d. Kevin Harker (Board lawyer) indicated that the proposed procedure is absolutely absurd and totally unreasonable. Other boards handle the complaints the way we do. After the first complaint a policy was developed and will be posted on the website.
 - e. Linda Harnish moved that we deny the proposed Ethics Violations Procedure as put forward by Mr. Lambert. Elaine Foster seconded. All in favor.
2. Gecho Remediation – The Board needs to determine how to deal with remediation of HOA common property which was cleared of all vegetation by Gecho Construction when preparing the lot adjacent to (upslope of) 2411 NW Lacamas Dr. in for construction. Linda Harnish moved to continue discussion in executive session.
3. Retroactive Assessment Increase
 - a. A retroactive assessment increase will be needed to fund reserve account this year. It's yet to be determined if it will also include the cost of bringing on a management company.
 - b. If the 1988 assessments were increased per the cost of living index, they would now be \$597.46. If assessments had been increased by 6% per year, they would now be \$1,446.70.
 - c. Previous to the reserve study update done last year, it has been 5 years since the reserve study has been updated; updates should be done annually, In addition, a reserve study must be prepared and based upon a visual site inspection conducted by a reserve study professional every three years.
 - d. There was consensus that there would not be a lot of pushback to an assessment increase, and we do not what to have to do a special assessment as it would not increase the base assessment going forward.
4. Mr. Gecho has offered to make a water truck available for the picnic in case of fire. Respectfully declined.
5. The Board adjourned to Executive Session.


EXECUTIVE SESSION

The board will respond to Peter Gecho regarding the remediation of the HOA common property that was damaged.

Marian Jackson moved to adjourn the meeting. All agreed.

Respectfully submitted,
Stephen Nelson, Secretary

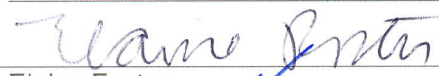
Approved:


Linda Harnish

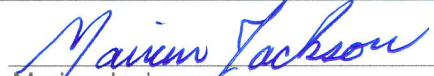
David Patterson

Stephen Marrinan



Matthew McCants



Elaine Foster



Marian Jackson



Stephen Nelson

**LACAMAS SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

**Date: August 17, 2015
Location: Camas Library**

ROLL CALL

Present – Steve Nelson, Linda Harnish, Marian Jackson, Matt McCants, Elaine Foster

Absent – Steve Marrinan, David Patterson

Guests – 15

SECRETARY'S REPORT

Board accepted minutes for June 30, 2015 and May 14, 2015 meetings
Not sure who moved and seconded.

TREASURER'S REPORT

Audit is in progress. Fox & Co. has all the information they need and expect to be done at the end of August.

End of July status:

\$156,600 in the reserve fund

\$6,600 in the canoe fund

\$37,200 in the operating account

Approximately \$10,600 under budget

Nelson moved to accept the report, Jackson seconded, all approved

COMMITTEE REPORTS

Architectural/Landscape

Currently voting on LCC request for 5515 Douglas.

Ongoing review of LCC for 2323 NW Lacamas Drive – Harnish will prepare a response tomorrow to the latest proposal

Welcome – no report

OLD BUSINESS

The Fine Schedule was published on the Lacamas Shores website and went into effect on 8/1. Two homeowners were notified that they have started through the process of receiving a fine. One has taken care of the problem that could have resulted in a fine, the other is approaching time limit which will trigger a fine.

The reserve study performed earlier this year indicates that the HOA will need to use a retroactive dues increase to make up for the many years during which there has been no increase in HOA assessments. The HOA has been fortunate that the current assessments have carried the HOA to this point. The HOA attorney has recommended we retroactively increase dues.

Harnish enumerated a number of reasons that it would be appropriate to hire a management company to assist in running the HOA.

-In depth knowledge of applicable codes, statutes and laws

-Bookkeeping – it is evident that our current bookkeeper is likely to be cutting back on the time she can

make available for maintaining the Lacamas Shores books.

- Mediating disputes and complaints from home-owners
- Managing HOA budget
- Managing HOA insurance needs and policies
- Handling correspondence and security issues
- Manage the reserve fund
- Evaluating outside contractors and managing projects
- Help reduce legal bills

Jackson – HOAs the size of Lacamas Shores normally have experts to make sure things are done properly. Having expert guidance on the spot makes meetings much more effective.

It was noted that, in 2007, Karen Stanley recommended that the HOA look into the use of a management company.

Cleanout of settling pond - Harnish moved that we approve the 20K estimate settling pond cleanup for Kinkaid to clean out the project on a time and materials basis. Foster seconded. All in favor with McCants abstaining due to conflict of interest

The Homeowners at 3240 NW Lacamas Drive planted a hedge without HOA review/approval. The hedge blocks their neighbor's view of the golf course. Jackson talked with both parties for 25 or 30 minutes, but did not find common ground for a resolution. The Board discussed and recommended that the two parties consider removing some of the arborvitae and replace them with boxwood, and limit the height of the boxwood to 3 feet. If acceptable to both parties the Board is ready to approve an appropriate re-submission.

2838 NW Lacamas - New home construction has been delayed due to problems getting contractors to finish work. Owners hoped to be moved in by end of July and are asking for relief on the 8 months completion deadline. Jackson moved that the board waive the fine for late completion. Foster seconded, all in favor.

Update on HOA property Encroachment at 3011 Lacamas Drive. Board has been attempting to negotiate with home owners since mid-April. There is a meeting scheduled for 8/19 at the HOA lawyers office.

Update on HOA encroachment at 2411 Lacamas Drive. Gecho Construction Inc. removed trees and bushes on HOA property adjacent to 2411 Lacamas Drive. Initially the builder agreed verbally to the HOA's proposed remedy. Builder later recanted. Builder proposes to extend landscaping planned for 2411 Lacamas. Board wants landscaping more like what was there before it was cleared by Builder. Board is concerned with builder's ability to control employees and achieve Boards goals, based on problems and mistakes experienced to date.

Board's lawyer making builder aware that the builder needs to agree to the Boards proposal by the end of the week or the Board will pursue legal redress.

BBQ grills in the common area - It appears there is interest in the community to replace 1, 2 or even all 3 of them. Currently one of the grills is useable, but rough. The other two are pretty much basket cases. This decision was made to put this issue on hold till next April, since the grills will not be of much use during the winter.

NEW BUSINESS

An arborist reviewed HOA trees in the neighborhood and made the following recommendations:
The tree directly behind 2710 Lacamas Drive which is causing the homeowner concern is alive, though the section at top is dying. Arborist recommends that the top section be removed. Tree will likely eventually die down the center in 10 to 15 years.

Shrubs and tree to the east of 2710 Lacamas Drive. The tree is healthy but a number of Photina shrubs are dead. Remove shrubs

Tree in the median of the Ledbetter entrance is dying, and spraying or treating would be a waste of money. Remove tree.

Trees along Michaelbrook that had roots cut during excavation of new neighborhood. Arborist recommends they be removed.

Harnish moved that the Board accept the low bid of \$1,850 from Pa's Tree Service to remove the damaged trees on Michaelbrook, top the tree behind 2710 Lacamas drive and have Doug and Julie remove the dead bushes and cover the area with chips. Nelson seconded. All approved.

Open Discussion

Marie Tabata-Callerame asked that she be notified if the Board ever had her or her property as an agenda item for a Board meeting.

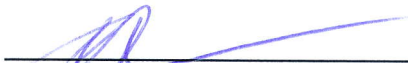
An HOA member asked about the status of the RV and boat at 5720 NW El Rey Drive. Harnish reported that tomorrow is the 15th day since the homeowner was notified that fines would be charged if the boat and RV were not removed. Tomorrow the owner will be notified that in 15 days the Board will file a lien for the fines that have accrued. It is the sincere hope of the entire Board that this will remedy this situation.

Respectfully submitted,
Stephen Nelson, Secretary

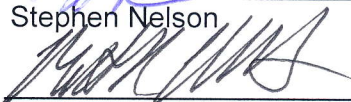
Approved:



Linda Harnish




Stephen Nelson



Matthew McCants

Marian Jackson



Elaine Foster

**LACAMAS SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING AGENDA FOR OCTOBER 15, 2015
Location: Camas Fire Station #42**

ROLL CALL

Present – Steve Marrinan, Steve Nelson, Linda Harnish, Matt McCants, Elaine Foster

Absent – Marian Jackson, David Patterson

Guests – 15 Homeowners

SECRETARY'S REPORT

- Foster moved to approve minutes of meeting of August 17, 2015. Jackson seconded. All approved.

TREASURER'S REPORT / FINANCIAL

- At the end of September:
 - \$27,500 operating account
 - \$155,000 reserve fund
 - \$6,800 recreation fund
 - Under budget by about \$7,000
- McCants moved to accept Treasurer's report, Jackson seconded, all approved
- Main recommendations from audit report of December 31, 2014 financial statements done by George Fox & Co:
 - Use accrual accounting on financial statements – show expenses and revenue in the year they occurred not the year the cash went in and out of the account.
 - Bill assessments at beginning of year since dating bills in November implies it is income for the current year.
 - Recreation club income should be classified as revenue to the HOA since it is not a separate operation and costs should be allocated to managing the club.
 - Our bylaws state that we should provide separate financial statements for taxable income. The only taxable income received by the HOA is from recreation club dues and interest.
- Based on recommendation from George Fox & Co., Harnish moved to change the assessment policy so as to send out assessments on January 1 of each year. Foster seconded, all approved

COMMITTEE REPORTS

- **Architectural / Landscape**
 - A homeowner has submitted a request to put in a wrought iron fence on their property along the golf course. McCants to look into height restrictions both from the CC&R's and the golf course
- **Welcome**
 - Rita Haller has voiced concerns about leaving welcome packets on new resident's doors if they do not answer their door bell. The Board feels folks would not mind finding something pleasant like a welcome to the neighborhood.

OLD BUSINESS

- Update on cleanout of settling pond (Nelson) The cleanout was less of a problem than anticipated – the pond had a bottom hard enough to support tracked equipment and the muck that was removed was mostly vegetative. The cleanout spanned 6 days, with 3 of those days used to let the muck dry out so it could be readily transported for disposal. Total cost for the cleanout was \$6,328.45.
- Update on tree and brush removal in common areas (Foster)

5 trees were removed after an arborist said that the trees were dead or dying. They were damaged when Pahlisch Homes cleared trees for their new subdivision. The City approved the removal. Since the area looked very unattractive, Cindi Marrinan and Foster contacted landscaping companies to get bids for low maintenance landscaping to improve the appearance. They received 3 bids and the board voted to accept the bid of \$3,425 from Groundskeeper. Groundskeeper will clean up the area and plant 20 Leyland Cypress trees. There is no irrigation in the area and these trees are drought tolerant. The work will be done in the last week of October.

NEW BUSINESS

- Updated website – Harnish extended a huge “Thank you” to Catherine Arnold for the many hours she has spent bringing the HOA website to life. Catherine is very dedicated to this community, she does so very much for us: Catherine deserves a big thank you.
- Harnish discussed the “Homeowner” section of the new website. Homeowners must register to get into the section. Upon registration a homeowner gets a temporary password, which can then be reset when they log-in. The Homeowner section provides access to HOA financials and to the neighborhood directory.
- The Board has been told by the HOA attorney that homeowners are obliged to provide information to potential home buyers. Some of this info is only in the “LS Owners” section. Homeowners can print out the requisite information and provide it to potential buyers. Homeowners are not to give purchasers their log-in information.
- The new website includes a search option for finding information on HOA members, based on their address or name. While, in the past, homeowners were able to view the entire directory, the new website provides an individual record when searched. The Board felt this was appropriate.
- Traffic Issues – The Board talked extensively with the City about doing a traffic survey, with a focus on addressing speeding and stop-sign running issues. While the initial indication was that the City would do a survey, they later recanted. The Board feels it would be appropriate to form a committee to pursue this issue and is actively seeking HOA members who would be willing to be a part of the committee.
- Boat ramp issues. David Lofstead indicated he had damaged a propeller when launching their 24 foot deep-V boat at the neighborhood ramp and concerns about signage sending the wrong message to current and potential homeowners and how that might hurt the value of our homes. Marrinan recommended that a sign be put up indicating that the ramp was designed for boats up to 21 foot in length. It was recommended that other signs that are in poor condition be replaced at the same time. A member of the audience later indicated they had damaged a prop on a 20 foot boat. Marrinan recommended that the area in front of the cement ramps be cleared of piled stones.
- Two neighborhood homes are clearly showing problems with their landscape upkeep. The Board discussed what initial action should be taken in an effort to get the homeowners to spruce up their lots. Marrinan volunteered to make the initial calls to discuss the situation with the homeowners.
- Harnish proposed that there should be periodic “Open Forums” focused on discussing neighborhood issues with the homeowners. The Board thought this was a good idea.

Open discussion

- Speed-limit signs. Marie Tabata-Callerame indicated that they had talked to the City of Camas about posting additional speed limit signs. The City does not care if the HOA puts up additional signs as long as they don't look like city signs and they don't cause traffic problems.

- Marie Tabata-Callerame read the following: "As a courtesy to the Homeowners at this meeting sitting as Board members, we present this petition calling for a Special Meeting which has been signed by more than the number of Homeowners required according to state law. While many of us understand that the prior two elections were not valid due to various reasons, we give you this in case you would like to act as the secretary is required and give notice according to the bylaws and state law. The meeting is held for the purpose of addressing the issues listed under "New Business", which we call collectively "Homeowner Protection Bylaw Amendments and Policies".

The Meeting is to be held Thursday, November 5, 2015 at 6:30pm at this location. If you have any questions or need anything further from me regarding the meeting, please feel free to email me tonight or later. Please do so before contacting an attorney in order to save fees.

Thank you for your time."

Tabata-Callerame also provided the blank petition included at the end of these minutes.

- Ashley Walker asked if it was possible to pay assessments with PayPal. The Board looked into taking cards last year and found the fees to be excessive. The Board will look into PayPal to see if there is a cost-effective option for paying assessments.

EXECUTIVE SESSION

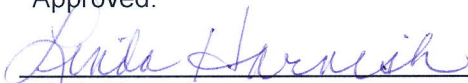
The Board discussed a dispute between neighbors and concluded that the Board needs the advice of the Boards legal counsel to determine how to proceed.

Foster moved to adjourn, Nelson seconded, all approved.


Respectfully submitted,

Stephen Nelson, Secretary

Approved:



Linda Harnish




Stephen Marrinan

David Patterson

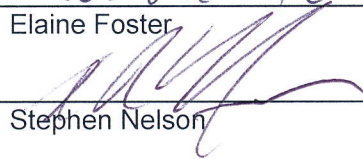


Matthew McCants



Elaine Foster

Marian Jackson



Stephen Nelson

**Notice of a SPECIAL MEETING
 of the Lacamas Shores Homeowners' Association**

In keeping with state law, more than 10% of the Homeowners have called for a Special Meeting to implement Homeowner Protection Board Amendments (see enclosure) on the first Tuesday, November 5, 2015 at 6:30 pm, held at Fire Station #22, 4321 NW 6th Street, Camas, WA 98607. RCW 64.03.025(1) states that "State's interests in the structure or any building called by the majority of the board of directors, or the owners having ten percent of the votes in the association."

As required in the above, the "Order of Business" for the Special Meeting shall be as follows:

- 1) Roll Call
- 2) Announce Meeting About Subject: Proliferation, Security, Alarms, and Security
- 3) Certification of a Quorum
- 4) Floor or Notice of Meeting and Agenda or Review of Notice
- 5) Actions or Changes to Agenda
- 6) Reading and Approval of Minutes of the Preceding Meeting
- 7) Report of Officers
- 8) Appointment of Inspectors of Election for the event that will be an election
- 9) Election of Directors (if the event that will be an election)
- 10) Unfinished Business from Last Annual Meeting
- 11) New Business
- 12) Proposed - Oversight Committee
 - 1. Discussion of Order, Revised Bylaw Amendment, and Vote
- 13) Oversight Committee Members Election (if any)
 - 1. Appointment of Election Inspector and Review of Voting Administrator
 - 2. Nominations from the Floor
 - 3. Call for a Vote and Tally
- 14) Proposed - Procure for Code of Ethics and Rules of Conduct
 - 1. Discussion of Procure, Revised Bylaw Amendment, and Vote
- 15) The Fine Schedule
 - 1. Discussion
 - 2. Action Items
- 16) Other New Business from the Floor
- 17) Adjournment

**Lacamas Shores Homeowner's Association ("HOA")
 Call for a 2015 Special Meeting**

We, as Lacamas Shores Homeowners (i.e., HOA Members), hereby call for a Special Meeting of the Lacamas Shores HOA Membership to be held as indicated on the attached "Notice of Special Meeting", including the order of business, the date and the printed time and location.

Signed by:

Homeowner's Signature	
Date:	
Printed Name	
Homeowner Address	Camas, WA 98607
Homeowner's Signature	
Date:	
Printed Name	
Homeowner Address	Camas, WA 98607
Homeowner's Signature	
Date:	
Printed Name	
Homeowner Address	Camas, WA 98607

**LACAMAS SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Date: November 12th, 2015

Location: Community Room of the Camas Police Department

ROLL CALL

Present – Steve Nelson, Linda Harnish, Matt McCants, Elaine Foster

Absent – Steve Marrinan, Marian Jackson, David Patterson

Guests – 6 homeowners

SECRETARY'S REPORT

McCants moved to approve the Meeting Minutes from the 10/15/2015 HOA Board Meeting. Harnish seconded, all approved.

TREASURER'S REPORT

Under budget by \$6,700

COMMITTEE REPORTS

Architectural/Landscape – Upcoming request to remove trees on homeowner's property and top trees on city property, on both sides of Walden

Welcome – No report

OLD BUSINESS

2016 Assessment Amount –

- Harnish listed a number of ways the Board has saved money, including reducing the budget for the July 4th celebration, not providing Honey Buckets for the Garage Sale, and publishing all issues of the newsletter electronically.

- Picnic - \$2K under budget

Board commissioned an Audit of HOA financials – first time in 17 years

Board commissioned a Reserve study - first time in 10 years, though, per State requirements, this is supposed to be done every 3 years and updated yearly. The study suggested four funding options – different ways to meet the HOA's obligations to maintain the neighborhood. Details are available in the reserve study.

Upgrade of playground equipment was discussed as part of the reserve study discussion. It was noted that even the addition of simple toddler-friendly equipment would come in around \$15K.

The recommended Reserve Fund contribution for 2015/16 is \$30,219. The current budget will not support this significant a contribution.

Foster moved to assess a Special Assessment of \$55 to add roughly \$14,000 to the reserve fund. Linda seconded. All voted to approve. This will leave the reserve fund \$16,300 below the recommended funding level.

Foster moved to increase assessments by \$20 (5.7%) for 2016 to cover future reserve funding and HOA expenses. Harnish seconded. All approved. 2016 assessment set at \$370.

Outcome of Special Meeting on November 6th, 2015

Harnish moved that an ad-hoc advisory committee be formed with two chairs to improve community

relations with a focus on improving communications and trust. McCants seconded, and all approved.

Harnish proposed that the first open forum be held on 12/10/2015.

2411 NW Lacamas Drive remediation plan. The homeowner clear-cut trees and bushes on HOA property while clearing their adjacent property, despite being told not to do so. The Board reviewed the remediation plan submitted by the homeowner. McCants felt it included too many trees and will result in dead trees. Harnish moved, and Foster seconded that the plan be approved. All but McCants approved. Motion passed

NEW BUSINESS – not discussed

Research on accepting PayPal payments
Removal of stumps at storm sewer box and planting of shrubs
Ad hoc traffic committee
Follow-up on boat ramp area


EXECUTIVE SESSION

None

Nelson moved that the meeting be closed. Foster seconded. All approved

Respectfully submitted,
Stephen Nelson, Secretary

Approved:




Linda Harnish



Stephen Nelson



Matthew McCants



Elaine Foster