



**Board of Directors' Meeting
Revised Minutes**

Date and Time: Monday, July 24, 2017 at approximately 7:00 PM

Type of Meeting: Board Meeting

Location: Parker Rd Fire Station, Camas, WA

Participants: Pat Lambert (President), Tom Kelly (Vice President), Marie Tabata-Callerame (Secretary), Janine Smith (Treasurer), Ron Boyce (Member at Large), Marty Elzingre (Member at Large), Mark Guthrie (Member at Large)

Absent: Janine Smith (Treasurer)

Audience: Richard Arnold, Bill Smith, Terry Prill, Doreen Robinson, David Wilson, Linda Harnish, Cindi Marrinan, Julie Patterson, Casey Watrous, Pat Smith, Carl & Joan Keels, Trixie Schultz, Frank Haylett, Phil Lukins

Pat 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.

The President Pat Lambert called the meeting to order at approximately 7:13 PM, **called roll** and confirmed a quorum. The meeting was audio recorded by the Board. **Proof of Notice** was stated as by email to the Board Members, email to homeowners, posted on the website and Nextdoor.com. Pat announced that the agenda does not include report of officers to keep the meeting brief and allow for other important business.

Approval of the Minutes: February and June meeting minutes approval are tabled until the next meeting.

REPORT OF OFFICERS:

President's Report – Tabled

Vice President – Tabled

Treasurer's Report – Tabled

Secretary Report – Tabled

COMMITTEE REPORTS:

Boat Dock Committee - Ron reported that he met with the City to get an exemption for needing a permit which would then be presented to State Fish and Wildlife. Ron took Ted Aadland, a Lacamas Shores homeowner and contractor, with him to meet with the city. After Ted explained the scope of the project to

the City they ask that Ron send them a letter outlining the project and asking for an exemption. Ron has done so and expects to receive the exemption. Ron stated that Ted could possibly do the job for less than \$1,000. This is good because if the project cost is more than \$6,000 it would definitely require a permit.

Common Area Land Use Committee - Marie reported that the common area is looking very good because the Baileys are doing a great job clearing out some of the debris. The Baileys have also seeded some new grass near the BBQs which is looking good. Regarding the Meadowlands storm water bio-filtration report status, Marie sent out a draft of the proposed project. We want to have a pre-application meeting with the City which requires that we submit our proposed project in writing. Ron has reviewed the draft and suggested some changes which Marie completed and shared with the CALU committee. Once the committee members have reviewed the draft and given her any other revisions she will complete the final proposal. Marie moved to approve the project proposal and for Ron to schedule the pre-application meeting with the City. The motion was seconded and passed 5 to 1.

Member Communications Committee - Mark presented a summary of the domain names dispute. In 2002 Catherine Arnold purchased the domain name LacamasShores.org and in 2004 she purchased domain name Lacamas-Shores.com and in 2016 she purchased domain name LacamasShoresHOA.com. The dispute about the domain names began in May 2016 when Catherine resigned as the webmaster for the HOA but refused to turn over the websites to the new HOA Board. The HOA Board believed that the three domain names were the property of the HOA. Catherine disagreed stating that she had paid for the domain names and was the registered owner of all three. The HOA Board then had to purchase a new domain name and create a new website for the HOA. Although Catherine removed the reference of "official HOA website" from her websites, homeowners and potential home buyers were still having trouble finding the new official HOA website. For this reason the Board pursued a dispute resolution through WIPO arbitration to gain ownership of Catherine's domain names. We filed with the WIPO at a cost of \$1,500. We received a response from the WIPO ruling that the domain name of LacamasShoresHOA.com registered by Catherine be turned over to the HOA and no longer be controlled by Catherine. The ruling regarding Lacamas-Shores.com and LacamasShores.org gave Catherine continued ownership and control.

Pat moved to reimburse Mark the \$1,500 for the filing cost for the WIPO dispute resolution arbitration. The motion was seconded and passed unanimously.

ALCC – no report

Capital Replacement/Reserve Study Committee - Marie presented a motion in Janine's absence to approve the painting of the restroom floors for a material cost less than \$200 and the Baileys will do the work. The motion was seconded and passed unanimously.

Social Committee - 4th of July Committee - Marie reported the event was fabulous!! Thank you to Sarah Bang!! The social committee is now planning a Sock Hop August 12th and we will use leftover supplies from the 4th of July event.

Traffic Safety Committee – no report

Old Business

1. Amended tree policy discussion. Mark prepared a draft of the amended tree policy and sent it to the board members. After review and edits from the board, the new tree policy may be ready for final approval by the board at the August meeting. Once the board approves the policy it will be presented to the homeowners for review and comments. Additional editing may be required before the policy is adopted.
2. The Fines and Fees policy is currently under review and will follow a similar process as the tree policy. Mark and Marie are working on the revision of the Fines and Fees policy. The goal is to make the fines and fees reasonable and consistent.
3. Discussion on a Voluntary Meadowlands Revegetation Fund. Marie wants to look into created 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. 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. Marie will complete the February board meeting minutes.

New Business

Sex offenders discussion. Casey ask the Board to address this problem. There is a homeowner who has rented their home to a registered convicted sex offender. Casey says we need to give them the benefit of the doubt that they were unaware of the background of this individual. Casey is meeting with an attorney on July 25, 2017 to find out what can be done to protect our community. Casey wants the Board to send an email to all homeowners with the link that shows where registered convicted sex offenders live. The Board wants to review this matter to make sure we will not be liable for violating the persons rights if we notify the homeowners. Marty moved to contact our attorney to find out what actions we can take before sending any notice to the homeowners. The motion was seconded and passed unanimously.

Pat moved to adjourn the regular board meeting to go into Executive Session at 8:23 PM. Items listed on the agenda for executive session include CC&R Non-Compliance/Property Maintenance (New, Updates, and Closed) and Domain Names. The motion was seconded and passed unanimously.

The Board reconvened to Regular Session after the conclusion of the Executive Session. Since there were no motions to consider from the Executive Session, Pat moved to adjourn the meeting at 9:08 PM. The motion was seconded and passed unanimously.

Prepared by Janine Smith for Marie Tabata-Callerame, Secretary

Date