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**Board of Directors' Meeting
Minutes**

Date and Time: Monday, September 25, 2017 at approximately 7:00 PM

Type of Meeting: Board Meeting

Location: Parker Rd Fire 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)

Absent: Marty Elzingre (Member at Large)

Audience: Carl Lindsay, Doreen Robinson, Steve Bang, Lance Barrett, Richard Arnold, Cindi Marrinan.

The Vice President Tom Kelly called the meeting to order at approximately 7:06 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: Marie reported that the “helping hands” event went well. There were 9 people that worked on this yard cleanup project.

Approval of the Minutes: February and June 19 meeting minutes approval still pending. Janine made the motion to approve the August 28, 2017 board meeting minutes. Motion seconded and pass unanimously.

REPORT OF OFFICERS:

President's Report – Office vacant.

Vice President – Tom is interim President.

Treasurer's Report – Ratification of the email vote to purchase a 37-month CD at Unitus Credit Union for \$75,000 of the reserve fund at an interest rate of 1.79%. The email vote was 4 for and none against. The CD was purchased on September 13, 2017. Janine made the motion to ratify the email vote for purchasing the 37-month CD. The motion was seconded and passed unanimously. Checking balance \$3,339.00, dividend \$5.02, Money Market \$46,769.72, Reserve Fund Money Market \$169,098.25 for a total of \$212,944.33.

The insurance has been updated to increase the value of the boat dock from the \$18,000 to the new value of \$70,000. We will be receiving the premium invoice and the amendment to the policy soon.

The prepaid credit card did not work out for us so we are going with a PayPal account.

Secretary Report – Marie would like to use the PayPal account for online payments for iPage and Dropbox.

COMMITTEE REPORTS:

ALCC – Marty ask to have the report tabled due to his absence.

Boat Dock Committee - Ron reported that the boat dock repairs should be completed this week.

Common Area Land Use Committee - Marie reported that the Meadowland Picnic area project has been put on hold. Leadbetter Entrance looks better now that the shrubs were trimmed and it was suggested that something be added on the dirt where the shrubs were removed at the entrance walls. The 14th hole area is looking better after the Baileys removed some of the blackberries and deadwood. Ron reported that he met with the City about the permit process for the wetlands. He is waiting on the City to get back to him about what we can do in that area.

Capital Replacement/Reserve Study Committee - The committee had their first meeting August 31, 2017. Janine, Dan and Cindi met to review the study and make recommendations for any changes needed to the study so Brian Owens can complete those revisions and the study can be presented to the board. Two of the items that the board already approved to be completed were repairing the exercise equipment and painting the restroom floors. The restroom floors will probably be completed this year but the exercise equipment will be postponed to next year. The playground equipment will be discussed at the next meeting of the committee.

Member Communications Committee - We are having increased traffic on our website. Mark is collecting photos and comments for the next newsletter. Mark suggested we have a file on Dropbox for photos.

Social Committee – Janine reported that the Sock Hop event only cost \$221.29. The social committee will meet again soon to plan something for the kids for the weekend before Halloween. We are planning to develop a calendar for the balance of this year and all of next year so people will have a chance to get our social events on their calendar early.

Traffic Safety Committee – Marie will be receiving the new speed limit and no outlet signs this week. Will need help installing the signs. Janine will coordinate with Marie and the Baileys.

Unfinished Business

1. Amended tree policy discussion. We received 46 comments from homeowners. Mark made a motion that the current Board resolve that the 2014 Tree Policy was never ratified by the previous board and therefore is not a policy of the HOA. The board recognizes that the issues regarding trees and views is sufficiently addressed in the CC&Rs. The motion was seconded and passed 5 to 1. Tom recommends that we put a white paper on the website that summarizes the issues relating

to trees and views , specifically referencing the CC&Rs. The homeowners will be advised that they can also write white papers regarding trees and views to be posted on our website.

2. The Fines and Fees policy – Marie sent out the revised policy for board review.
3. No update was given on the creation of a Voluntary Meadowlands Revegetation Fund, which was tabled until we know more from the City about the processes required. 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 will forward the Board 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 -

CALU – Ron wants to research hiring a land use attorney to review our documents to help us with our requests to the City without spending any money at this time. Marie moved that Ron consult with a land use attorney about our rights to make repairs and improvements to our Meadowland Park area and possible costs associated with that. The motion was seconded and passed unanimously.

Ron moved that the board appropriate up to \$35,000 for the restoration of the Meadowlands Stormwater biofiltration System/wetland and the system be a component in the reserve study including its ongoing maintenance . The motion was seconded and passed 5 to 1.

Janine moved that the board approve that Kim Cho be allowed to place a memorial bench with plaque in honor of her husband, at her expense, in the playground area. The motion was seconded and passed unanimously.

Tom moved to adjourn the regular board meeting at 9 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 Marie made a motion to approve the fines for the lot at 2238 NW Trout Court. Motion seconded and passed unanimously.

Tom moved to adjourn the meeting at 9:42 PM. The motion was seconded and passed unanimously.

Prepared by Janine Smith for Marie Tabata-Callerame, Secretary

Date