

2016/06/27 HOA Board mtg  
Synopsis

June 27, 2016, 7:07:00 PM

7:05:23 PM: - Begin recording

7:05 PM: Opening Ceremonies

- Roll Call
- etc

7:09 PM: Reading and approval of minutes of May 5 and May 16, 2016 Board meetings.

- Catherine emailed the board with significant mistakes to the draft copy she received.
- Richard raised his hand to speak... ignored.
- 7:10: PM I get recognized. begin to speak... Matt cuts me off...
- Matt speaks: "We are approving minutes and those are board meeting minutes and we write them and draft those, and I don't know there was a comment that should have been posted some time ago and that should have been sent prior."

7:34 PM: ACC discussion

- What happened to the ACC form that you could fill in on your computer and that mailed itself to the ACC? Does anyone know how fix it?

7:36 PM: Web site update

- Marie is asked about getting a password protected area on the new web site for the neighborhood directory.
- Discussion about posting the financials on the new web site.
- Discussion on the Hamburger Club group email going down. Marie says that it is the Arnold's community web site and she has no control over it.

7:49 PM: Boat ramp Maintenance

- Big discussion on prop wash removing the "2-foot-minus" fill at the end of the boat ramp and piling it up as a propeller dinging obstacle.

- The practice of using the motor to “power the boat onto the trailer” is causing the problem and making it worse.
- Regrading the pile of rocks created by the prop wash will last only a short time if the practice continues. There seems to be no way to get the boaters to winch their boats onto the trailers.
- Some boats are just too big to use our dock.
- The water level is lower in the summer making the problem worse in the summer.
- A special contoured concrete submerged ramp might help but will cost a lot and will require a special permit.

8:25 PM: Recap of city meeting and development of an RFP for common area.

- Matt McCants: Essentially, it will take a consultant to understand the core issues here.
- Steve Nelson: The proposal to hire a consultant... wasn't this sort of survey voted down at the Annual Meeting in March?
- Tom Kelly: Tom gives a rather good restatement of the CC&Rs description of the wetlands... newly created wetlands... the storm water facility.
- Matt says there is a lot of grey area concerning this issue. We need to develop an RFP to clarify this issue.
- Marie: “No matter what happens between now and 50 years from now... It will be a lot more expensive to deal with the City, the State and the Federal government regulations to fix the storm water facility or correct the drainage or change the soil(?) than just work with the City.”
- Matt: We need a jurisdictional determination of the maintenance procedures.
- Tom Kelly: The problem is that we haven't done anything on maintenance of this area. The Army Corps of engineers will need to review the proposal we develop.
- Steve Nelson: I've talked with the city and the Corps on this issue and they said they'd do the delineation survey. Did you talk to them?
- Tom: No... that is the process.
- Steve Nelson: Did you talk to them?
- 8:27 PM Dan Foster: A clarification... there seems to be a presumption that something needs to be done regarding our responsibilities to the City.
- Tom: Tom repeats his restatement of the history of the wetlands in the CC&Rs and adds... That the problem is that things have grown up since

then and no maintenance has been done. Tom says that the city says... that they cannot approve any changes to the wetlands without a study and the study is our responsibility.

- Matt: That's why we need a consultant to do a study. For the last 20 years, we have done nothing. We have more mosquitos, more berry bushes...
- Cindy Marrinan & Linda Harnish: we've been handling this issue with the HOA/City responsibilities for maintenance... for years.
- 8:30 PM Matt: "The reason that we have not been fined is that Tom and I have contacted the city and told them we are working on it."
- Steve Marrinan: (8:31 PM) The HOA voted to do nothing here. Are you saying we should go against this vote of the neighborhood?
- 8:33 PM Marie: The City is confused about these issues now. The State is saying conflicting things...
- 8:34 PM Tom: The homeowners are confused and the HOA has done nothing about this for 20 some years and nobody has done anything about it.
- Cindy Marrinan & Linda Harnish: try to respond and Tom keeps interrupting
- Richard Arnold: "Tom, let them speak."
- Tom: Tom initiated a long discussion of what the word "maintenance" means. Webster's dictionary was mentioned.
- 8:35 PM Matt: "... and yet, we have no plan whatsoever."
- Tom: Tom gives nice reading of the CC&Rs on the subject of the HOA's maintenance responsibility. "There was a maintenance plan that was specified, that's identified, we haven't been doing any of that."
- 8:38 PM Richard: I clarified there has always been a maintenance plan with the city and we have always kept our part of the contract. I sent the board a letter the HOA received from the City requesting a meeting to discuss maintenance. The meeting primarily addressed the Common Areas behind the Ontkean property, but we discussed the "wetlands" as well. I gave the board a copy of the city letter and the HOA response. What needs clarification? There has never been any confusion until the last 2 years.
- Steve Nelson: "How do you measure the effectiveness of what has been done and what do you propose to do? What's the metric?"
- Tom Kelly: That's a very good question. No one has measured it in the last 25 years.

- Marie: Right now our spreaders are not functioning correctly.
- Steve Nelson: A discussion of the previous effort to correct the problem with the drainage swale. It was “scalped” drainage ditch and its effect on the lake was... bad.
- Tom: “There is no data on what goes into the lake... The City has no data nor do they have any criteria by dumping storm water into the lake. They take no measurements. They do not identify things to go in or not go into the lake.”
- Marie: The previous board did that
- Steve Marrinan: The RLS team complained to the City and forced the issue.
- 8:47 PM Richard: Washington State University Vancouver ran a study on the health of the lake and the effectiveness of our wetlands from 2007 for several years. It was part of their graduate degree program in ecology. (Dr John Harrison and his graduate students attended our 4th of July party and discussed their results with the neighborhood. It is in the VIEWS of June/ July 2007.) Monte Brachmann, Camas Director of Planning, discussed their findings with me. How can you possibly say that the effectiveness of our wetlands has never been measured? I can believe that you may not personally know anything about that, but I don’t see how you can say the measurements never happened.
- Big discussion of the vote taken at the annual meeting NOT to fund a delineation study for the wetlands.
- 8:52 PM Decisions ?
- Matt: A no fee RFP will be developed within 30 days.
- Steve Marrinan: Is there a definition statement?
- Tom: The RFP has already been done.
- Tom will send it out to the rest of the board.
- Tom later states that we just have a rough draft.
- Steve Nelson: Are we writing an RFP to solicit bids?
- Matt: Moving on.

8:46 PM: Finding committee members for the Communication Committee

- Cindy Marrinan... Is there a policy on having a convicted felon on an HOA committee?
- Marie Callerame says that it depends on the felony.

9:02 PM: Common Area Land Use Committee & Charter

- Discussion on the value of a committee with more than 5 members.
- The Ad Hoc Committee recommended no more than 5 members.
- etc...

9:12 PM: Revised Gecho Landscaping plan and alternatives to previous plan.

- Steve Marrinan: why don't we simply ask for smaller trees bordering our common area?
- Marie: if we are looking at changing the agreed plan... we should look for a win-win change.
- Much discussion on taking the \$25k fine/restoration fund and making uniform effect across the Haylet-Gecho-Moses back yards.
- A motion by Steve Nelson to simply ask Gecho to use smaller trees.
- A discussion on beautification of the common area using trees/funds from the Gecho settlement.
- A motion by Steve Nelson to simply ask Gecho to use smaller trees.
- Seconded by Steve Marrinan.
- Steve Nelson reminds Matt McCants that Gecho has a business relationship with Matt's office and that Matt must recuse himself from this vote.
- Much discussion. Matt agrees to recuse himself.
- The motion to just use smaller trees is passed 3-2.

9:33 PM: Two issues to present to the board from Richard Arnold

- How do we correct the HOA minutes approved at the beginning of this meeting? They are inaccurate as just passed by the board.
- The Ethics Complaint - Marie Callerame is a disgrace to the neighborhood and a shame for this board. She needs to be removed from the board for cause.
- Confusion taints the Tom Kelly's decisions - Tom Kelly's confusion is a symptom of RLS-Team thought process and must be corrected. He bases his conclusions on his opinions and ignores facts.
- It's too late in the evening to read the statements. To save the audience, I give the two prepared documents to the board... the board asks that copies be sent by email and I agree.

9:37 PM: Traffic Committee Discussion

- Notices on the new web site?
- Perhaps a campaign to inform the neighborhood that the cost of the speed signs, cameras is justified?
- Two dogs were recently run over.
- No decisions.

#### 9:45 PM: Governing Documents Discussion

- Tom: We need to educate the neighborhood that the governing documents are a contract. Perhaps a forum where new neighbors are invited to read and discuss?
- Matt: Isn't that the responsibility of the lady who welcomes people to the neighborhood.
- Steve Marrinan: What happens to a home owner who violates the CC&Rs?
- The discussion returns to the Gecho issue.
- The discussion turns to the John Wiley RV issue.
- No decisions

#### 9:57 PM: Adjourn for Executive session

Note: This synopsis was prepared by Richard Arnold and compiled from a recording that I made at the meeting. Anyone who wants a copy of the original recording may give me a flash drive, and I'll give them a copy. The recording is pretty good and is too big to email. The meeting was 2 hours and 51 minutes long.