

2016/09/19 HOA Board mtg Synopsis

September 19, 2016, 7 PM

7:03 PM - Begin recording

Opening Ceremonies (+ 00:00 minutes from the start = 7:03PM)

Roll Call - Matt McCants, Marie Callerame, Tom Kelly, Ron Boyce

Audience members identify themselves

Approval of various minutes from various meetings.

Report of the officers

Report of the Committees

ACC - (+08:31 = 7:10 PM)

Nothing

Communication - Marie Callerame:

Draft of survey not finished. There is minor progress on the password protected section of the web page

Internal Audit Committee - (+11:00) -

Various folks have been contacted.

Land Use Committee - (+12:00)

Steve Bang: a meeting was held. The minutes will be posted. They discussed the picnic area. Gathering ideas.

Bylaws update Committee - (+13:00)

Tom Kelly: a meeting was held. Committee is reviewing draft of changes.

RFP - (+14:00)

Matt McCants: Two companies responded to the RFP: John McConnaughey and Ecological Land Services (not one of the companies identified at last month's meeting as two of the firms the RFP was sent to).

Common Area Committee Part 1 - (+15:00)

Matt McCants: The city has said that the HOA **must** do a delineation study. The City is doing CYA. In the city's opinion, the area is a wetland and the first step is to do a delineation study. **Matt McCants (+16:40) says that: "We are ruled by the CC&Rs that say we have to maintain that area and we are also ruled by the CC&Rs that say we have to increase or maintain property values."**... "The approach from the board for the last, since its inception has been a do-not-touch, but yet we have documents that say that we are required to maintain. Maintenance does not always mean do nothing."... "We have an extreme liability down there." The cost will be \$4,000 to \$6,000 for a determination study and \$9,000 to \$11,000 for the delineation study.

Dan Foster (+19:11) We have a lot of other issues that take priority... we voted on this at the annual meeting and decided it was not a proper use of our resources. Matt McCants says: the proxies did not have proper information... such as the impact on property values, mosquitoes... So we need to fully look at it. Marie and Matt carry on a long discussion about whether we have a natural wetland, manmade wetland or stormwater facility. Dan Foster (+26:30) "Why does something need to be done?" Matt McCants: "Because we believe that it has an impact on property values." Dan Foster: "My property values have gone up." Dan Foster asks: "Has anyone objected to the way the HOA has maintained the wetlands, storm drain system?" (Dan references: The City of Camas, Washington Department of Ecology, The Army Corps of Engineers...) Apparently no one has objected. **Dan Foster: "I think you are searching, you're trying to create a problem where none exists. I don't think we have a problem to solve."**

Dan Foster asks: Who on the board considers that they have a view? Dan asks for a poll, Who on the board has a view of the lake? 100% of the current four board members admit that they have view lots and that their home value would be increased by improving views. Marie Callerame (+28:00) says: "None of the people on the prior board had any view issues, because they did not have any views of the lake. And, people who are on the current board do have view issues because they do have a view of the lake. ... The last board didn't want to do anything and the current board is trying to do something. ... People come to Lacamas Shores because it is a view neighborhood." **Dan Foster: "I think it does depend on basically what the majority of the community wants. And my concern is maybe this is something that only affects a minority of the community. Yet we might be spending thousands of dollars to benefit what we may perceive as a view. That is the issue." Nothing Decided.**

Common Area Committee Part 2 - (+29:50)

The discussion now changes to view options through the Conservancy Zone - Matt McCants (+31:19): "We do have, we feel, as a board, opportunities to work with the city in areas where the HOA Common Area is adjacent to the Conservancy Zone. Considering that we gave them the property, **we quick [sic] deeded them property in order to maintain views of the rooftops and windows of the community of the development. Of which, they seem a bit confused on, but they have agreed that the deed of dedication is the governing document.**"

Common Area Committee Part 3 - (+34:00)

The discussion now changes to whether the board will get a vote of the community to spend HOA funds to change the Wetlands/Conservancy Zone maintenance issues when there was a vote of the community at the annual meeting... not to do so. Marie Callerame says that: "Anybody in this room can offer to serve on any committee." Linda Harnish says: You did not answer the question... and restates the question for Marie. Matt: "In my opinion, no. My opinion is, we were voted into office to make decisions for the community." And that every time we need to go make a financial decision I don't believe it is our responsibility to go ask the membership again ..." Marion Jackson clarifies the question: "So the vote of the people at the annual meeting, you're discounting and saying that you can do whatever the hell they want to do." Matt says:

“We’re moving on to the next question.” Steve Bang asks (+38:50): Whether or not it would be OK with a majority vote of the people... to paint our houses pink with green polka dots. Steve Marrinan: “The city has already approved you removing ... invasive species in the wetland ... what else do you want to do in that wetland? is your goal to take down trees blocking views?” Matt discusses blackberries, mosquitos and invasive species. “Cutting trees — yes, I would expect that some trees need and should come down in that area ... Some ... I didn’t say a couple, I said some.” Marie Callerame says (+41:35): “We haven’t even surveyed the members to see what they want.” Linda Harnish (+42:06) asks: “The survey that was mailed to all the home owners last year... and they had an opportunity to respond to ... so that one doesn’t count, but your survey will count? Because you have already deemed that all those votes taken on the ballot for the annual meeting were useless ... (here, Matt and Marie interrupt). ” Matt asks (+42:40): About the vote at the annual meeting.... was it a vote or a voter survey? **Nothing Decided.**

Old Business (+47:00 = 8:50 PM)

Boat Dock Maintenance (+47:00): Rich Geenty says it’s tough to get people to give an estimate on work there ... they’re all booked pretty far out. Ron Boyce has talked with Gecho. Discussion of getting a permit and that any work needs to be done during the yearly draw-down in September. Tom Kelly: We need to get after it for next year... We need an RFP to do this thing right. Matt McCants asks (+54:00): “Do you think we have more boaters in the community than view lots in the community?” Dan Foster says: When I bought a house in this community, I was told I did have access to a boat launch. Nobody promised me a view.” Marie Callerame makes a motion. The content of her motion is discussed. Matt McCants says: we just need to move forward. **Nothing Decided.**

Traffic (+59:00):

Steve Bang is questioned on progress. Casey Watrous discusses stop signs. Sign placement is discussed. Maybe the city will pay for them. The radar signs are the best, but the cost for them was voted down at the annual meeting. **Nothing Decided.**

Gecho Landscaping (+1:03:00):

A discussion on shake roofs. Some talk about the trees chosen. **Nothing Decided.**

Complaint Form (+1:06:38):

Marie Callerame got some feedback from the ACC committee. **Nothing Decided.**

Heritage Trail Beautification (+1:06:55):

The boy scouts will begin doing something soon. They will have their own trash can. We will give them access to the soccer field.

New Business (+1:10:00):

Question about a “golf ball barrier” for a neighbor who has a back yard facing the golf course. No HOA interest here. The folks will be referred to the golf course.

Richard Arnold reads a letter from Allen Yordy (+1:13:15):

The gist of the letter is that the Community is governed by a hierarchy of laws and oversight: Federal, State, City.... in that order. Our CC&Rs do not permit nor require us to do anything forbidden by higher authorities. The HOA must act only with clear permission in making any changes to the existing wetland. To ignore the existing maintenance understandings for the wetlands exposes the whole community to legal expense and sanctions. Further, the cost of any studies, determinations, or changes to the wetlands must be borne by those who seek to increase the value of their homes by improving views. It is unfair to burden the whole community for the benefit of just a few.

Replacement of directors (+1:16:04):

Steve Bang, Pat Lambert have offered to serve on the board. Some comments from the floor: "A Shock and Awe moment for the neighborhood that 1/2 of the board just resigned".... "How muddy is the water".... "Are there alligators?" Another comment... What happened? From the floor: Janine Smith & Kalani Davis offer to serve on the board. Matt McCants: makes a motion to wait another month before anyone is appointed to replace the vacancies. **Passed.**

Cindi Marrinan (+1:23:00):

A neighbor topped some trees on HOA property. Someone put a foot bridge over the swale behind the Ontkean's home. Someone sprayed herbicide on some HOA trees. She sent an email to the board with pictures... Any action taken? **Nothing Decided.**

A discussion of Landscape issues:

Comments from the floor: Blackberry vines on some properties. Some properties are looking ratty. John Wiley is parking his RV in the street again. John's RV has been damaged and the neighborhood is looking like a junk yard. The fine schedule is brought up and discussed. **Linda Harnish (+1:34:11): "Are you saying that you will not do anything until you have your complaint process enacted?"**... A discussion on due process follows. A discussion of anonymous complaints follows. **Nothing Decided.**

The Executive session (+1:41:00= 8:44PM):

- Complaints regarding properties
- Ontkean Update
- Domain names discussion

Executive Session Summary

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I have tried to avoid editorializing here in the synopsis. I have been asked for a summation. Yes, I have a lot of opinions regarding what our RLS/HOA Board is doing in the name of the community. See the forum section of the Community Web Page.

You may need to sign up for the owner's area. It is easy. Just go here

<<http://lacamas-shores.com/owners/login.php>> and click the Click to Register button.