

2016/09/19 HOA Board Meeting Synopsis

October 17, 2016, 7 PM

7:03 PM - Begin recording

Opening Ceremonies (+ 04:27 minutes from the start = 7:07PM)

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 (+07:45 = 7:10 PM)

President -

Matt McCants: Nothing

Treasurer -

Ron Boyce: Reviews the bank accounts. Total \$194,917, Reserve Account \$144,882. We need \$118,000 in the reserve account so we are a bit ahead for requirements. Everything seems pretty close to budget. Question from Dan Foster: He questions that the reserve account is really above requirements. Are the depreciation amounts considered correctly? How are we funding anticipated future costs... are the costs to be taken from the Reserve Account? Matt McCants: No, not from the reserve account. (+15:30) The Operating Budget is separate from the Reserve Account and until we vote to transfer the funds from Operating Budget to the Reserve Account, the funds are available for any use. But, the revenues are not increasing enough, we will need a series of annual assessment increases. Dan Foster (+20:00) asks: Are we in "kick the can down the road" mode of handling anticipated future expenditures? We seem to be 107% over funded now, but we will be 96% underfunded in 2017... and that is only if we transfer \$14,000 to the Reserve Account this year. Marie Callerame (+22:20) asks whether we can handle this problem by changing the date of our fiscal year? A discussion of "our business model" and the desires of our membership begins. June Yang says (+26:30): We need to know what the anticipated 6% raise in dues is for. Matt McCants says that our maintenance costs are increasing. June says: We have to have some kind of transparency here. Matt tells June that she will have to join the committee to understand.

Report of the Committees (+30:31 = 7:33 PM)

ACC - (+30:31) -

Marie Callerame Nothing

Communication - (+31:00) -

Marie Callerame: There is minor progress on the password protected section of the web page. Cindi Marrinan asks: how many members are now on the new web site? Marie: Over 300. There is a discussion on emails in the directory that are private, not for publication. *(Comment: This seems to be the XLS directory Catherine and Linda gave them in April.)*

Internal Audit Committee - (+36:00) -

(Unknown speaker) People have been contacted, you will have our report before the next meeting.

Land Use Committee - (+36:40)

Steve Bang: a meeting was held. Two vendors who responded to the RFP request have been interviewed. The minutes will be sent to the board for approval. They have a new committee member. Tom Kelly: a discussion of bushes along Walden. The bushes need to be trimmed to improve visibility. Dan Foster: Asks about the signage for the entrances on Lacamas (East end) and on Michaelbrook (NW end).

Bylaws update Committee - (+46:50)

Tom Kelly: a 3rd update to the bylaws has been made. Committee is reviewing draft of changes. Marie Callerame discusses troubles with the domain: lacamasshorehoa.org... and other domain names. People are still confused They are having trouble using the HOA email system. Matt McCants weighs in and discusses web site hosting issues. *(Comment: At the April 18th Board meeting, Matt McCants demanded that all of the HOA Board emails be removed from the Community web page.)* Dan Foster asks for a general description of what changes are anticipated. Matt McCants complies. Matt says you need to read the before and after documents side-by side to properly understand the changes. Linda Harnish describes the method used by the prior board to publish the changes... using bolding for included text , etc. After much discussion it is decided that the Bylaws changes will be put on the HOA web site and a printed notice of the internet-URL will be included with the year end post office mailing to the community. Marie Callerame: Moved/seconded/passed.

Old business (+1:00:00 = 8:03 PM)

Boat Ramp Maintenance - (+1:00:00)

Ron Boyce: Ron describes a bureaucratic run around he is getting from the City of Camas and the Fish & Wildlife. Finally he gets an "Exception Report"... but the rain has since started and they can only do the planed sworn in the dry weather during the yearly lake draw down. Dan Foster: If the work is done in the wet, it is considered "dredging" and the process for getting that permit is different and more difficult. Dan Foster: Presented a proposal for a long term fix of the ramp

from Dirk Swanson of Marine Consulting. Matt McCants: Questions the use of cement. We could drive a truck down there with a load of big rocks. Dan Foster: Asks how heavy is the equipment? How would rock berm be removed? Dan raises a concern of potential damage to the already shifting boat launch slabs when heavy equipment is driven on top of them. Matt McCants:... no answer. Marie Callerame suggests a work party. Matt McCants says that the window is closed for this year. Marie Callerame asks: Will the Exception Report be valid for next year when conditions will again be right. Matt McCants says: Yes. We have a 30 day window, October 1st through October 30th. Dan Foster: Says that all we need is to check on the continued validity of the city permit, refresh the contractor's bid, and do the work. There is a discussion of adding fill and of a final fix. Marie asks... Boat Launch Committee? Matt: Motion/second/vote/ passed. A motion that Dan Foster head the Committee: motioned/seconded/ passed... Dan declines the offer.

Gecho Landscaping - (+1:13:00)

Linda Harnish: What has been planted does not come close to what was required and agreed to by Gecho. She recommends that the escrow not be released till Gecho fulfills his legal commitment to the HOA. Matt McCants: motion to amend the agreement and accept what Gecho has done as sufficient to meet his legal obligations to the community... seconded and passed. Much discussion... Matt says that the decision to amend the agreement had been accepted before today's meeting. Linda Harnish (+1:18:31): What you have done is an insult to the community. Dan Foster: So you amended the original agreement again, but not in a public board meeting, but in private among yourselves. June Yang: You were elected to represent the interests of the community and you seem to... Matt McCants cuts her off (+1:24:47): Let me explain some thing to you. When the deal was being negotiated, last year, there was no input from the community of what was to be planted... Richard Arnold interrupts, "There was a public outcry when Gecho went onto HOA property and pushed down..." Matt: cuts me off... I try raising my hand to comment. Matt talks a bit more and June finishes her comment on board responsibility for enforcing community interest. Cindi Marrinan asks about the availability of trees that would adequately replace what Gecho had destroyed, yet to save money, has not used. Matt McCants says... We're going to move on. Dan Foster asks Matt McCants to allow Richard to speak... Richard Arnold (+1:26:32): "You said that nobody gave you any input, and nobody said anything about the trees, but when he went out there and cut down the existing trees a lot of people objected." Dan Foster: It is a little bit disingenuous when someone asks for the amended agreement, not to give them all of the amendments you have accepted. Steve Bang: For the record, I am not insulted by what he did. Matt McCants: Moving on. Some further discussion about rocks and erosion.

Complaint form - (+1:27:47)

Marie Callerame: Terry has been giving her time...

Heritage Trail Beautification - (+1:28:45)

Steve Bang: The city has put a sign up. **Nothing Done.**

Trees falling over the trail in the Common Areas - (+1:29:15)

Ron Boyce: The city came out and identified 4 trees that should be taken out.

The city also identified 2 trees in the common area close to Steve Bang's deck... the root balls were moving and those trees should also be taken down. Ron

Boyce: They sent three guys down to look at our trees... what a waste of money.

Steve Bang: You should run for mayor. Marie Callerame: talks about past visits/ bids from arborists.

Replacement of Directors - (+1:35:36)

Matt McCants: We have three positions to fill. Discussion? Marie: Steve Bang too valuable on committees to serve on the board. Moves to appoint... Pat Lambert, Kalani Davis, Janine Smith.

New Business (+1:39:00 = 8:44 PM)

Nothing.

The Executive session (+1:47:00= 8:x50PM):

Walker vs. Barrett discussion
Complaints regarding properties
Ontkean Update
Domain names discussion
Wiley RV Complaint

Executive Session Summary

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Adjournment

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I have tried to avoid editorializing here in the synopsis. I have been asked for a summation. But while I have a lot of opinions regarding what our RLS/HOA Board is doing in the name of the community, I want to keep the synopsis a record of just what was said at the meeting. See the forum section of the Community Web Page for summations.

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.