

2017/01/16 HOA Board Meeting Synopsis

January 16, 2017, 7 PM

7:10:27 PM - Begin recording

Opening Ceremonies (+ 00:28 minutes from the start = 7:11PM)

Roll Call - Matt McCants, Marie Callerame, Tom Kelly, Pat Lambert,
Janine Smith, Ron Boyce
Absent - Kalani Davis,

Proof of Notice of meeting Jan. 16, 2017

Reading and approval of minutes of Oct 17, 2016 and Nov.28, 2016

A. Oct Minutes are approved.

B. Nov minutes are discussed

- Marie Callerame (+2:20): Marie reviews the draft minutes posted yesterday to the HOA web site. Linda Harnish has sent an email to the board: she states that she did not attend the November meeting (She was in Colorado) and was not there to make the statements attributed to her in the minutes. Linda asks in her email for certain corrections . Marie says that she will make some corrections to the draft, but is not specific as to what changes she will make.
- Cindi Marrinan (+ 6:03): "Did you get my email?"
- Matt says that they just received that email. (Cindi says that she had just received Matt's draft minutes.) Matt does not think Cindi's comments impact what is in the draft minutes, and that he will cover that later in the meeting. Cindi says that they have quoted her incorrectly and that she did not say what the minutes quote her as saying. The draft minutes say that what Cindi maintains is contrary to the position of our bookkeeper stated in her email to the board. (Marie says in the minutes that Cindi claimed that we are in a loss and that Lorrie's email said that the HOA is on track for a surplus.) Cindi: Lorrie was talking about income and that She (Cindi) was talking about the issue of retained earnings... accumulated deficit. Some discussion about accounting terms. Matt: We can't change the minutes cause Lorrie was not at the meeting in November. The board is discussing her email to the board.

- Cindi Marrinan: If you misstate what Lorrie Conway said you cannot attribute your mis-statements to her. What Marie has said in in the November minutes is WRONG. Just because you mis-interpret accounting terms, mis-construe Lorrie's statements, does not make your mis-understandings correct.
- . Matt agrees to some corrections but again the changes he intends to make are not defined.
- Matt McCants (+11:24): Measure to accept the corrected minutes? Passed.
- [A similar discussion took place at the June 27, 2016 HOA Board meeting. I was not allowed to discuss mistakes in the May draft minutes. Matt McCants said at that time: "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." No corrections were allowed in the "official" minutes.]

Report of the Officers (+0:11:34 = 7:22 PM)

President -

- Matt McCants (+11:34): A short Message: His home is on the market. Matt will continue to serve till his home sells.

Treasurer -

A. November & December Financials

- Ron Boyce (+13:20): gives the bank balances. A partial payment was made last month to our environmental accountant :\$3,400 now... \$2,270 later.
[This is the study that was voted down by the membership at the last annual meeting.]

B. Ask The Accountant

- Lorrie Conway (+17:03): A Presentation by Lorrie Conway.
- She has been helping the HOA since 1989. Discusses changes: from 19 homes to 253... through the developer/HOA turn over.
- We file under IRS 1120-H for tax purposes (A not for profit, but not tax exempt.)

- We operate under an accrual basis, not cash. Cash basis is like a check book: Get bill, pay bill. Accrual accounting discerns between when a debt is incurred and in over period, it is paid. This entails a certain series of standard reports. We also have depreciable property to consider.
- We original got our initial depreciable property as “Contributed Capital” from Tom Shipler, the developer. We are obligated to account for depreciation and repair for these properties. They are: The picnic area, the roads to the soccer field, the common area buildings, the boat dock and the entrance displays/flowers. First we consider the original value, then consider the use/wear/repair of that capital asset over say... a ten year period. Each year that we use that property, we must consider the yearly wear and tear. The Reserve Fund is established to pay for the repair/replacement of that community property over time. The Reserve Fund prevents the need for Special Assessments. (Some examples are discussed.)
- Our Reserve Fund is relatively stable over a 10 year period. The value goes down when a substantial repair is done (The boat dock) but trends up over time.
- Various accounts that have held our Reserve Fund are discussed. There are legal limits on where/how these funds may be invested.
- A discussion on Retained Earnings (+38:15): We have several line items to account for this number. Retained Earnings, Restricted-Retained Earnings, and non-cash depreciation...
- Reserve fund contribution discussion... There is a discussion about whether our depreciation schedule in the reserve fund properly recognizes the existence of “salvage” value.
- A discussion on miscellaneous income: Transfer fees, interest of the Reserve Account, Lien payoffs, fines... Federal taxes on some of these items are mentioned. Richard Arnold is asked about the tax value of the common Areas: Since the CC&Rs forbid any transfer of ownership (Except to the City of Camas) or sub-division... the Tax folks agreed that the Common Areas had no taxable value. The question was a property tax for mosquito control based on the value of acreage owned and the HOA owned a lot of acreage.

- A history of the Reserve Account balance: Money has been put in and taken out for capital repairs. The Corus bank in Chicago is remembered for its very high, though FDIC insured, interest rates. The Reserve Account was put there for a few years. Now we get a smaller return from Unitas.
- Matt McCants (+1:21): The takeaway is that while our operating budget shows a surplus of around \$12,000 for 2016, our provision for long term indebtedness has been underfunded by about \$14,000 for 2016.
- Matt McCants makes a motion: \$12,000.00 will be transferred to the Reserve Account. Proposed, seconded, voted, approved.

C. Proposed Budget for 2017 (+0:25 = 7:35 PM)

- Matt McCants some discussion on certain line items. Legal fees vs possible insurance re-payments? \$2000 out of a budgeted \$17,000 for professional services? (Hard to hear... I can't see the documents they are referring to.)
- There is a discussion about the Christmas security patrols (+0:31): Current problems did not exist 2~3 years ago. Richard Arnold is asked the history behind these patrols. I discuss the burglary ring that operated out of Tillamook, Oregon that had targeted our neighborhood. Also, there were some disaffected high schoolers who had publicly threatened some of our neighbors with vandalism. The patrols were to counter those threats. Matt: Something will be put in the budget for the patrols. The concern is the recent price increases from Knighthawk Security (from \$2,500 to \$20,000+.)
- Lots of side discussions...
- Ron Boyce discusses past year costs and possible close in repairs/expenses for 2017. We need input from the committees before we finish with this thing.
- Matt McCants: We'll get this ready for the next meeting.

Report of the Committees (+0:52:31 = 8:02 PM)

- A. L/ACC - nothing

- B. Communication Committee - nothing
- C. Internal Audit Committee -nothing
- D. Common Area Land Use
 - Update on picnic area - nothing
 - Update on Entrances - tabled
 - RFP/RFQ updates - some new documents from the consultant. He has presented them to the City of Camas.

Old business (+0:57:40 = 9:08 PM)

- A. Trimming bushes along Walden Drive revisit.
 - Letters to/fro with the Patitucci's. Tabled?
 - Pat Lambert proposes that the HOA may own the property 10 feet from the street.
 - Marie Callerame discusses a trade off with the Patitucci's. The HOA helps them restore their view of Mt Hood by cutting their neighbor's trees... and the Patitucci's will consider more aggressive trimming of the trees in their back yard.
- B. Boat Ramp Maintenance any new updates - nothing
 - Boat Ramp Committee Charter - charter is accepted
- C. Traffic Committee discussion with city on stop signs - nothing
 - Traffic Committee Charter - charter is accepted
- D. Maintenance Committee Charter
 - A discussion on re-naming the committee to include the word "Capital".
- E. Complaint Form Update - Done

F. Heritage Trail Beautification – boy scouts Update - nothing

G. Amended Tree Policy discussion

- A draft charter has been sent out
- Matt McCants: This is a board meeting in itself.
- Dan Foster: How does this differ from the ACC/Landscape committee? Dan relates the story of a nearby HOA that had to abandon their ACC/Landscape policies in order to survive as a community.
- Matt McCants (+1:15:10) The board does not want to be the enforcer in this area. (?)
- **A discussion of the past aggressive Trees/Views policies of the RLS. The RLS wants the right to cut down trees in the county Heritage Park, in neighbors lots, in the EPA designated “wetland”, etc... in the name of increased property values. When in fact, the uproar has diminished property values throughout lacamas shores.**
- Matt McCants: This is a town meeting in itself. Moving on.
- **I can't sit here anymore and hear the RLS/HOA board talk. I've heard it all before and their arrogance and bullying continues into the new year.**

New Business (+1:26:25= 8:36 PM):

A. Amendment to the Articles of Incorporation - (+1:xx:xx)

B. Annual Meeting

- Setting a date (suggest Saturday March 4 or Saturday March 11)
- Request to membership for candidates
- Develop Proxy form
- Meet & Greet (social) members and board candidates set date

The Executive session (+2:xx:00= 9:xxPM):

- A. Do Property on Trout Court
- B. Complaints regarding properties
- C. Ontkean Update
- D. Domain names discussion

Executive Session Summary

The board is obliged to put in their “official minutes” a summary of any decisions made in the executive session. The board needs some time to get their “official minutes” prepared and posted to their web site. So, we can’t post them today.

However, we do know from the 2016 December Ledger that Steve or Sarah Bang received a check for Newsletter & Communication in the amount of \$966.87. Since we don’t have a newsletter any more, this must be for the six months that Steve worked on the new, “official” HOA web site. By coincidence, Steve has been reimbursed for six months of effort for almost the same as what Catherine Arnold was reimbursed (\$996.68) for her approximately 14 years of work on the Community web site. Steve Bang was approximately reimbursed at a rate twenty eight times more than Catherine. **That’s 2,800% more!** Catherine only asked the HOA to occasionally pay for “web hosting”. And even then, only in an attempt to get the board to notice and contribute to the information she wrote for her web site. If fairness, Steve had to get the software machinery on his computer and to pay for consultant help on his web site.

And remember... The study of the “wetlands”, that the HOA General Membership voted against at the annual HOA meeting... that was approved at the November 2016 meeting.

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 to Register button.