

Introduction to the July 26th HOA Board Meeting: The Monday Working Meeting 2017/06/19 7PM

- An EBLAST Saturday announcing a meeting for the next Monday 7PM. It would be an open meeting to discuss a new **Trees & Views policy** for the Home Owner's Association. A draft policy would be discussed and later voted on during a following Executive Session.
- Sunday - nothing
- Monday morning - The draft Trees & View policy is posted on the Official HOA web site.
- Monday morning, after reading the proposed Trees and Views policy, Catherine Arnold and Bex Hollevoet posted a short video of the proposed policy on the LSCommunity Facebook page. The video was posted around 3PM and had 170+ hits before the 7PM meeting began. The meeting was well attended and, to date, the video has been viewed over 477 times.

So, what happened at the meeting:

The Board provided printed copies of the draft Trees & Views policy, but many of homeowners in attendance had read the proposal. The proposed policy begins by claiming "inconsistencies with our governing documents and previous Boards' actions." and the lack of maintenance in our neighborhood resulting in loss of property values. The rest of the draft policy does not make the case that this is true.

The two pages of the draft policy are a discussion of the three Deeds of Dedication MR. Shipler. the developer, gave to the City of Camas. They were part of his Conditional Use Permit agreement needed to comply with the laws on shoreline management. the HOA board use extraneous verbiage in these deeds granting the development "views" as authorization to claim extraordinary the view rights not in the CC&Rs. They are missing something here.

- 1987-88 - Mr Shipler is a logger from Eugene, Oregon that has just done a clear cut on the "Black Forest of Camas and upset the locals.
- 1988 - Mr Shipper proposes a housing development called Lacamas Shores and does an EPA study.

- 1988 - Mr Shipler gets a Conditional Use Permit for his proposed development in June... subject to the conditions of the Shoreline Management Act of 1971. He is warned that the permit will be rescinded if he fails to comply with the terms... thereof.
- 1989 - Mr Shipler signs the first of three Deeds of Dedication giving the lake shoreline to the city to own and manage. The deeds have the language on the subject of “views” that the Current board thinks now give them the right to manage the conservancy zone and the wetlands in the common areas.
- 1991 - Mr Shipler begins to sell lots on Lacamas Drive that overlap the “Conservancy Zone” set up under the Conditional Use permit. The new owners begin to cut down the trees for their views and to landscape their “Property”.
- 1992 - Lawsuits begin, and the city rescinds Shipler’s Conditional Use permit.
- 1993 - More law suits. The “views” portions of the “Deed of Dedication” explicitly challenged. In January 15th letter from the developers legal team, Shipler offers to concede the view easement language in the deeds of dedication for the Viewshed plan proposed in October 22, 1992.
- 1994 - The Viewshed Plan redefines the conservancy zone issues into one document for all time. The verbiage from the Deeds of Dedication are left out.
- 1995 to present - the verbiage on views from the Deeds of Dedication are not mentioned in any of the governing documents... particularly, they are not in subsequent versions of the CC&Rs. The idea that they live on in the spirit of the CC&Rs is fantasy.

After the Q&A session with the neighborhood, the board goes into Executive Session to discuss the proposed Trees & Views policy. At least, that’s what they said they would do. Now for the June Board meeting.