

## 2017/08/28 HOA Board Meeting Synopsis

August 28, 2017, 7 PM

7:00 PM - Begin recording

(I am trying to use the exact words the speakers used. But, while I am keeping the exact words spoken, I am leaving out duplicate comments, keeping those that expressed the salient points and the speaker's intent. Often the comments in their entirety are 5 to 10 minutes long and reading the entire audio transcript would be as tiresome to read as it would be arduous for me to type it. If the comments are in quotes, these are the exact words of the speaker. I am putting this explanation here to pacify my editors who'd like me to clear up the speaker's words/intent. Sometimes sentence constructions are awkward, but these are the words of the speaker. I record them as they were said)

### Opening Ceremonies (7:05PM)

Roll Call - Marie Callerame, Pat Lambert, Tom Kelly, Janine Smith, Marty Elzingre, Ron Boyce  
Missing - Mark Guthrie

Pat asks if the green neighborhood newsletter was delivered on the door step? Apparently not.

### Audience Comment:

- Linda Harnish - (7:08) The treasurer's reports...

The May financials: What lien fees were reversed? Janine will get back to her.

The June Financials: various fees/charges... what are they? DropBox annual user fee?  
Janine Smith will get back to her.

The General Ledger: (7:10:44) Work has been done by the HOA on several properties that are privately owned... These expenses should be clearly reported in the financials with a breakdown for such costs since we are working on property that we do not own. Janine Smith will get back to her.

The Reserve Committee: (7:11:35) Linda Harnish: "On the secretary's report for April, presumably the May minutes which have never been prepared, the June and the July minutes, there is a report in each one of those minutes for the capital replacement/reserve study committee, and yet even tonight's agenda shows that that committee has not yet been convened." Janine Smith: "That's me too. So..."  
Linda Harnish: "OK, and yet that committee supposedly has not been convened. And, I know that there are indeed people who volunteered for it, and who have never been contacted. So, I find it curious that for four months, there are reports of what that committee is doing." Janine says: "True, and so far, it has been a one man committee and me. And, with board authorization to spend money, to do things. And, I've done things... and I've not convened a committee meeting because quite honestly, I believe that would have slowed me down." ... (Some more back and forth)... Linda Harnish: "If you are setting up a committee, as

you obviously had volunteers, it just seems like you should move forward with actually convening that committee and not having just one person acting independently.”

HOA board minutes: (7:13:39) Linda Harnish: There have not been a set of finalized HOA board minutes posted on your web site since November 2016. Including the minutes for the 2016 annual meeting, which I know had corrections to it... when will the minutes be finished and posted? (**The 2016 annual meeting minutes were approved at the 2017 annual meeting! Were the corrections made to the 2016 annual meeting?**) Marie Callerame: It is just a matter of my time. Pat Lambert: asks for volunteers to help Marie.

- Richard Arnold - (7:16:30) “Last July, a big deal was made about the charges that you’ve incurred in the past year on the web site. There is a remarkable coincidence, in December, Steve Bang was paid \$976 dollars and I think 68 cents for 6 months work. In 14 years Catherine was... Marie, don’t shake your head, just listen to me, don’t comment. Just listen.” Pat Lambert: “Just make your remark please.” *Richard Arnold continues*: “In fourteen years, the domain hosting, the ISP charges were \$976 that she was reimbursed. That’s 14 years of web site and Steve Bang blew through that in 6 months. And, now there is another \$3000 apparently, that you are looking for. I’d just like to point out, I’m glad you are finally realizing the incredible value of the work that Catherine did for this neighborhood.” Pat Lambert: “When you make reference to somebody else, we’d appreciate if you’d talk with them first rather than talking about them. it would be really helpful in our whole neighborhood.”
- Cindy Ontkian - (7:18:40) “I’d like to respond to Mr Arnold please... In regard to your web page. As Pat Lambert said, it would be nice if you would talk to the people prior to any issues you take with them. You blasted on us on your web page and not given us one opportunity to respond. I’ve tried to get onto your forum, but you denied it. It would be very nice and neighborly if you allowed us.”
- Cindi Marrinan: It seems we are maintaining property owned by the golf course on Michaelbrook. Are we billing them for this expense? Janine Smith: I did that and I thought it was our property. Steve Bang: When I looked at GIS, it was HOA property. Marie Callerame: can we just table this till we can get on-line?
- Marie Callerame: The Sock Hop was amazing.
- Pat Lambert: Because of the confusion over the web site, we are trying to get something hard copy on the door steps each quarter.
- Everybody: A discussion of the Lacamas Helping Hands Project.

Proof of Notice - Reading and approval of minutes of July 24.

Minutes are approved

**Report of the Officers: (7:29PM)**

President - Pat Lambert notes the increased attendance at the board meetings. He thinks it is a good thing. Pat resigns from the Presidency: Family priorities. Board will wait until the next meeting when everyone may be present to determine a new President.

Vice President - Tom Kelly: Nothing

Treasurer - Janine Smith: Some collections on one of the bank owned properties.

Secretary - Marie Callerame: A discussion of the \$99 per month on search engine optimization. If we don't do that, we fall off the front page of Google searches.

### **Report of the Committees: (7:38PM)**

- ALCC - Marty Elzingre: The soccer field card reader needs replacement. We are at the system limit for new cards. Approximately ~\$1200 to replace. Some tree removals approved. A metal roof dis-approved. Some discussion of non-members who are using the boat dock.
- Boat Ramp Committee - Ron Boyce We are going to need some volunteers: We got approvals for the repair of the boat dock. We got a septic exemption. Today, we got a permit from the state. Ron is checking on the timing for the lake "draw down" so we can organize the repair effort. Ron will need about \$5,000... voted/approved.
- Common Area Land Use Committee - Marie Callerame: The picnic area... we need to get the city to come down and discuss the effort. The city maintains that the lakeshore protection area extends up to the basket ball hoops. Marie needs clarification from the city on the storm drain blockage on Michaelbrook.
- Capitol Replacement committee: Janine Smith: Some minor repairs to the picnic area & boat house. Approximately ~ \$1200.
- Member Communication Committee - (7:52PM) nothing
- Social Committee - Janine Smith: trying to set up some more community events.
- Traffic Safety Committee - Marie Callerame: Perhaps we should dissolve the committee, there is no one on it. The decision is to keep it.

### **Old Business: (7:56PM)**

- Proposed Tree Policy - Marty Elzingre: Comments to the board have come in, we might get more? If you don't count the board, the decision is just about even. Marty discusses his dealings with the city over his "deeded view". (He's covered by the conservancy zone agreement. His view is over publicly owned property) Marty says that the real issue is view conflicts between private property owners. Marie Callerame weighs in... Tom Kelly chuckles. Marty Elzingre: says that while we all have a right to a view, the CC&Rs don't define what a view is. We are a complaint driven organization. The HOA is not an enforcement agency. We are not going to litigate. But if asked, the "official" HOA view is that a view of Mt Hood or the lake is more important than a view of trees. Some neighbors give their unique experiences... nothing new. Steve Marrinan: warns against having an "official" opinion/policy on views. If we do, the

HOA will be sucked into every dispute and every litigation between neighbors. The board should not be involved.

- Voluntary Meadowlands Revegetation Fund - (8:30PM) Marie Callerame: The attorney said that voluntary funds are done all the time. The homeowner can set it up and designate the project... and that's that. The top amount is typically less than \$50,000. Ron Boyce: (8:33) "Well, we're not completely sure what we are going to do yet. But part of it is getting rid of all the undesirable bushes and some of the trees, that are diseased. Maybe not all the trees. Maybe not all the trees. Want to make it a grassland like it was initially. Ahh... I've been here since this place was built and that was a nice grassland out there, and... and ahh... The trees, no one ever took care of any of the trees. The little saplings would grow up, and eventually, we ended up with all the big trees down there, over 24 years. There were a few trees there. Some of the trees were established. There were some trees there." Some discussion results from these comments.
- Marie Callerame: (8:34:30) "So this is the 1992, the way it looked in 1992 (a picture is shown) And this is... And when did we start? 1988? so this is our 30 year anniversary birthday... Woo! ... But this is 1992 and then, this is now. And, so the plan we put in, but add a giant Camas lily field, cause we know that the city loves Camas lilies, and they look really beautiful, and they are very hard to find. So we thought we could, like maybe, I don't know how much, Maybe look at a quarter acre, the seeds take a long time to sprout, and they take a long time to grow. So that's kinda what we proposed to the city." Ron Boyce: "There is still a lot of work to do on this thing. We're not exactly sure we have to submit to the city a total plan on what we plan to do." Cindi Marrinan asks: "How much have you spent on this effort so far?" Ron Boyce: "Nothing." Dan Foster: asks... "Does the state get involved in any off this, or no?" Ron Boyce says: "No."
- Steve Marrinan: (8:38) "What has city told you about any kind of tree cutting on the other side of the trail by the lake. What have they told you?" Ron Boyce: "They said, you can't cut any trees. But they didn't say that we couldn't limb some of them up, and stuff like that, to open it up a little bit. They want us to go through there and take out all the blackberries and all the scrub stuff, but any trees 4 inches or larger they didn't want us to cut." Linda Harnish says: I was at that meeting, and I asked the question, and the response from the city is that they will never allow cutting of trees in the conservancy zone. Cindi Marrinan says: Only blackberry bushes and ivy only. Not scrub trees either. (Ron keeps interrupting and the rest of Cindi's objections are lost.) Pat Lambert shuts down the topic and moves on to...
- Sex Offender Information - (8:40) Pat Lambert reads a statement about sex offenders... apparently from a sex offenders web site. <<http://www.icrimewatch.net/>>

### **New Business: (8:41PM)**

- Fines and fees policy - tabled

### **Adjourn - (8:42PM)**

### **The Executive session:**

- CC&R Non-Compliance/Property Maintenance
- Discussion with attorney

### **Executive Session Summary**

The board is obliged to put in their “official minutes” a summary of any decisions made in the executive session. This board has never done this.

Further, this board continues to overuse executive sessions. if you look at the Washington State RCWs on open meetings and the reasons listed for having executive sessions, you will see what topics need to be in closed sessions and which topics are discussed in open sessions. Generally valid topics for closed sessions are litigation, neighbor vs neighbor disputes, and allegations of crime. The topics and questions to be decided in a closed session need to be stated before the meeting begins and the decisions made are given after the closed meeting is over. The decisions are public and need to be in the minutes. Topics that are merely contentious are not valid for closed meetings.