

Complaint #3

No proof ever provided that bio-filtration
system is not working properly

These documents prove that maintenance has been discussed with the city of Camas
and where necessary...it was performed.

HOA Board Meeting Synopsis 2016/06/27

HOA Board Meeting Synopsis 2016/09/19

HOA Annual Meeting Synopsis 2017/03/03

Cindi Marrinan's comments to Board 2018/03/19

2016/06/27 HOA Board mtg
Synopsis

June 27, 2016, 7:07:00 PM

7:05:23 PM: - Begin recording

7:05 PM: Opening Ceremonies

- Roll Call
- etc

7:09 PM: Reading and approval of minutes of May 5 and May 16, 2016 Board meetings.

- Catherine emailed the board with significant mistakes to the draft copy she received.
- Richard raised his hand to speak... ignored.
- 3:28 I get recognized. begin to speak... Matt cuts me off...
- Matt speaks: "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."

7:34 PM: ACC discussion

- What happened to the ACC form that you could fill in on your computer and that mailed itself to the ACC? Does anyone know how fix it?

7:36 PM: Web site update

- Marie is asked about getting a password protected area on the new web site for the neighborhood directory.
- Discussion about posting the financials old the new web site.
- Discussion on the Hamburger Club group email going down. Marie says that it is the Arnold's community web site and she has no control over it.

7:49 PM: Boat ramp Maintenance

- Big discussion on prop wash removing the "2-foot-minus" fill at the end of the boat ramp and piling it up as a propeller dinging obstacle.

- The practice of using the motor to “power the boat onto the trailer” is causing the problem and making it worse.
 - Regrading the pile of rocks created by the prop wash will last only a short time if the practice continues. There seems to be no way to get the boaters to winch their boats onto the trailers.
 - Some boats are just too big to use our dock.
 - The water level is lower in the summer making the problem worse in the summer.
 - A special contoured concrete submerged ramp might help but will cost a lot and will require a special permit.
-
- 8:25 PM: Recap of city meeting and development of an RFP for common area.
 - Matt McCants: Essentially, it will take a consultant to understand the core issues here.
 - Steve Nelson: The proposal to hire a consultant... wasn't this sort of survey voted down at the Annual Meeting in March?
 - Tom Kelly: Tom gives a rather good restatement of the CC&Rs description of the wetlands... newly created wetlands... the storm water facility.
 - Matt says there is a lot of grey area concerning this issue. We need to develop an RFP to clarify this issue.
 - Marie: “No matter what happens between now and 50 years from now... It will be a lot more expensive to deal with the City, the State and the Federal government regulations to fix the storm water facility or correct the drainage or change the soil(?) than just work with the City.”
 - Matt: We need a jurisdictional determination of the maintenance procedures.
 - Tom Kelly: The problem is that we haven't done anything on maintenance of this area. The Army Corps of engineers will need to review the proposal we develop.
 - Steve Nelson: I've talked with the city and the Corps on this issue and they said they'd do the delineation survey. Did you talk to them?
 - Tom: No... that is the process.
 - Steve Nelson: Did you talk to them?
 - Dan Foster: (8:27 PM) A clarification...that there seems to be a presumption that something needs to be done regarding our responsibilities to the City.
 - Tom: Tom repeats his restatement of the history of the wetlands in the

CC&Rs and adds... That the problem is that things have grown up since then and no maintenance has been done. Tom says that the city says... that they cannot approve any changes to the wetlands without a study and the study is our responsibility.

- Matt: That's why we need a consultant to do a study. For the last 20 years, we have done nothing. We have more mosquitos, more berry bushes...
- Cindy Marrinan & Linda Harnish: we've been handling this issue with the HOA/City responsibilities for maintenance... for years.
- Matt: (8:30 PM) "The reason that we have not been fined is that Tom and I have contacted the city and told them we are working on it."
- Steve Marrinan: (8:31 PM) The HOA voted to do nothing here. Are you saying we should go against this vote of the neighborhood?
- Marie: (8:33 PM) The City is confused about these issues now. The State is saying conflicting things...
- Tom: (8:34 PM) The homeowners are confused and the HOA has done nothing about this for 20 some years and nobody has done anything about it.
- Cindy Marrinan & Linda Harnish: try to respond and Tom keeps interrupting
- Richard Arnold: Tom, let them speak.
- Tom: Tom initiated a long discussion of what the word "maintenance" means. Webster's dictionary was mentioned.
- Matt: (8:35 PM) "... and yet, we have no plan whatsoever."
- Tom: Tom gives nice reading of the CC&Rs on the subject of the HOA's maintenance responsibility. "There was a maintenance plan that was specified, that's identified, we haven't been doing any of that."
- Richard: (8:38 PM) I clarified there has always been a maintenance plan with the city and we have always kept our part of the contract. I sent the board a letter the HOA received from the City requesting a meeting to discuss maintenance. The meeting primarily addressed the Common Areas behind the Ontkean property, but we discussed the "wetlands" as well. I gave the board a copy of the city letter and the HOA response. What needs clarification? There has never been any confusion until the last 2 years.
- Steve Nelson: "How do you measure the effectiveness of what has been done and what do you propose to do? What's the metric?"
- Tom Kelly: That's a very good question. No one has measured it in the last

25 years.

- Marie: Right now our spreaders are not functioning correctly.
- Steve Nelson: A discussion of the previous effort to correct the problem with the drainage swale. It was “scalped” drainage ditch and its effect on the lake was... bad.
- Tom: “There is no data on what goes into the lake... The City has no data nor do they have any criteria by dumping storm water into the lake. They take no measurements. They do not identify things to go in or not go into the lake.”
- Marie: The previous board did that
- Steve Marrinan: The RLS team complaint to the City and forced the issue.
- Richard: (8:47 PM) Washington State University Vancouver ran a study on the health of the lake and the effectiveness of our wetlands from 2007 for several years. It was part of their graduate degree program in ecology. (Dr John Harrison and his graduate students attended our 4th of July party and discussed their results with the neighborhood. It is in the VIEWS of June/ July 2007.) Monte Brachmann, Camas Director of Planning, discussed their findings with me. How can you possibly say that the effectiveness of our wetlands has never been measured? I can believe that you may not personally know anything about that, but I don't see how you can say the measurements never happened.
- Big discussion of the vote taken at the annual meeting NOT to fund a delineation study for the wetlands.
- Decisions ? (8:52 PM)
- Matt: A no fee RFP will be developed within 30 days.
- Steve Marrinan: Is there a definition statement?
- Tom: The RFP has already been done.
- Tom will send it out to the rest of the board.
- Tom later states that we just need a rough draft.
- Steve Nelson: Are we writing an RFP to solicit bids?
- Matt: Moving on.

8:46 PM: Finding committee members for the Communication Committee

- Cindy Marrinan... Is there a policy on having a convicted felon on an HOA committee?
- Marie Callerame says that it depends on the felony.

9:02 PM: Common Area Land Use Committee & Charter

- Discussion on the value of a committee with more than 5 members.
- The Ad Hoc Committee recommended no more than 5 members.
- etc...

9:12 PM: Revised Gecho Landscaping plan and alternatives to previous plan.

- Steve Marrinan: why don't we simply ask for smaller trees bordering our common area?
- Marie: if we are looking at changing the agreed plan... we should look for a win-win change.
- Much discussion on taking the \$25k fine/restoration fund and making uniform effect across the Haylet-Gecho-Moses back yards.
- A motion by Steve Nelson to simply ask Gecho to use smaller trees.
- A discussion on beauty-fication of the common area using trees/funds from the Gecho settlement.
- A motion by Steve Nelson to simply ask Gecho to use smaller trees.
- Seconded by Steve Marrinan.
- Steve Nelson reminds Matt McCants that Gecho has a business relationship with Matt's office and that Matt must recuse himself from this vote.
- Much discussion. Matt agrees to recuse himself.
- The motion to just use smaller trees is passed 3-2.

9:33 PM: Two issues to present to the board from Richard Arnold

- How do we correct the HOA minutes approved at the beginning of this meeting? They are inaccurate as just passed by the board.
- The Ethics Complaint - Marie Callerame is a disgrace to the neighborhood and a shame for the board. She needs to be removed from the board for cause.
- Confusion taints the Tom Kelly's decisions - Tom Kelly's confusion is a symptom of RLS-Team thought process and must be corrected. He bases his conclusions on his opinions ignoring facts.
- It's too late in the evening to read the statements. To save the audience, I give the two prepared documents to the board... the board asks that copies be sent by email and I agree.

9:37 PM: Traffic Committee Discussion

- Notices on the new web site?
- Perhaps a campaign to inform the neighborhood that the cost of the speed signs, cameras is justified?
- Two dogs were recently run over.
- No decisions.

9:45 PM: Governing Documents Discussion

- Tom: We need to educate the neighborhood that the governing documents are a contract. Perhaps a forum where new neighbors are invited to read and discuss?
- Matt: Isn't that the responsibility of the lady who welcomes people to the neighborhood.
- Steve Marrinan: What happens to a home owner who violates the CC&Rs?
- The discussion returns to the Gecho issue.
- The discussion turns to the John Wiley RV issue.
- No decisions

9:57 PM: Adjourn for Executive session

Note: This synopsis was prepared by Richard Arnold and compiled from a recording that I made at the meeting. Anyone who wants a copy of the original recording may give me a flash drive, and I'll give them a copy. The recording is pretty good and is too big to email. The meeting was 2 hours and 51 minutes long.

RE: Tom Kelly's confusion regarding the Larson lawsuit of 2011~2012

8:36 PM During a discussion of troubles with the Architectural Control Committee, according to my recording of the 2016/05/20 board meeting, Tom Kelly said this...

“No, but, the history is not that good for the board in reality. Because, when, like... the history of the bad part is the roof thing and the board did that, not the ACC. And to change the bylaws, to change the CC&Rs was not appropriate. There was... The correct answer was to replace a fake shake roof with a real shake roof that was the answer. Not some other material.“

This “roof thing” remains an important part of our HOA history and it should not be misused nor misconstrued like Tom Kelly has done here. I'm not sure exactly what Tom Kelly was trying to say. The only thing that seems clear is that he meant to disparage two past boards for their actions in enforcing the CC&Rs. The neighbors who served on those boards, and in fact, Mr Larson himself, deserve better than this from Tom and from the current HOA board.

If Tom Kelly uses the opinions based on fantasies and lies about the “roof thing” to attack the past actions of our HOA board, perhaps Tom and the current board need to know what the facts actually are. What should we do to put an end to such confused understanding of the Larson lawsuit? We actually do have a

clear judicial interpretation on the facts . The Clark County District Court read the CC&Rs, looked at the documented actions the board took in reaction to what Mr Larson did, and considered Mr Larson's defense. The HOA won on all counts. Perhaps the facts should be more widely known

At first, I was just going to let Tom Kelley's rambling slurs go. It was just Tom Kelly and he does these things. Then when I saw the smiles on the faces of the RLST members newly elected to the HOA board, I saw that there was a definite trend among the Restore Lacamas Shores Team. They confuse their own fantasies and conjectures as something that actually happened and will not be dissuaded by documentation to the contrary. While I can respect opinions based on facts, I cannot respect the RLST passing off their confusion as facts and using that confusion to attack the neighborhood. This has to be stopped.

RE: Ethics violation by Marie Callarame. Nothing done by the HOA board for 8 months and counting.

Marie Callarame is guilty of destroying proxies/ballots for the Special Meeting last November and of lying about it.

1. The RLS team sent out proxies for their Special Meeting (November 5, 2015)
2. Some neighbors trusted the RLS team with their proxies.
3. Marie received the proxies and destroyed those that supported the HOA board.
4. At the counting of proxies at the Special Meeting, Marie said that the RLS had received none that supported the HOA Board. Marie lied.

How do I know this?

1. A few days after the RLS proxies were sent out, a neighbor called me to complain about Marie.
2. Marie had visited her and asked that she change her proxy. Marie said she had filled it out wrong.
3. Marie told her that she should have written in "Marie Callarame" instead of "Linda Harnish".
4. The neighbor said that she supported the HOA Board and asked that Marie be sure that the HOA got her proxy as she had written it.
5. Marie left the meeting with the disputed proxy in her hand.
6. The neighbor called me on the telephone and asked me what to do. She believed that Marie would destroy her proxy. I visited, heard her complaint and advised her to fill

out another proxy "just in case".

7. There was a discussion of other neighbors who had filled out their proxies at the same time and sent them to the RLS. I told the neighbor that one single well documented instance of destroyed ballot would be enough. I told her we would only use her "2nd" ballot if Marie failed to bring her "1st" ballot to the meeting.
8. Marie did not bring the ballot.
9. I watched the counting of the proxies at the meeting and heard Marie say that none of the proxies that the RLS had received had supported the HOA Board. Linda Harnish then produced the "just in case" proxy and it was accepted by Sarah Bang and Debbie Mrazek who were doing the counting.

Between the Special Meeting on November 5th, 2015 and March, Marie had not violated any HOA Ethics agreement... She was not on the HOA board nor on any HOA Committee. So she was not obligated under any signed agreement to act "ethically". When she was appointed to serve on the Ad Hoc Committee in March 2016, she signed the HOA ethics agreement and we submitted an Ethics Complaint against her. Now she is on the HOA board. She is a disgrace to the neighborhood and especially to the credibility of this HOA Board.

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.

Lacamas Shores HOA
Synopsis Annual Meeting
March 3, 2017

Recording begun at 7:08 PM

+ 0:18:00 Questions on quorum. (The membership is 253 lots/votes. The CC&Rs require a quorum of 1/3... or 89 votes be present either in person or via proxy.) The board does not have enough proxies or association members present for a quorum. The board discussed reducing the mandatory quorum needed by considering that those members delinquent in their annual assessments need not be counted toward the required quota... but, they still did not have enough proxies. The board asks for members to contact anyone who is not there and to gather proxies so that they will have enough votes to start the meeting. Additional proxies were turned over by Cindi Marrinan. When her authority to vote those proxies was recognized and affirmed, the meeting then had a quorum and could start.

+ 0:30:04 Start

+ 0:33:54 Linda Harnish requests changes to the 2016 meeting minutes. A discussion on if a quote in the minutes adequately states the “intent” of the speaker. Marie & Matt say that a quote need not be word for word correct in order to be accurate. A discussion begins on whether the words left out of the quote are pertinent to the meaning of the quote. **(At this point, you should scroll down to the bottom of this document**

and see the addendum/correction that Linda requests.) The discussion seems to be about whether a statement by the Ontkeans that they understood a prior agreement with the City of Camas and the HOA not to erect permanent structures on the common area... was pertinent to the meaning of the quote. The Ontkeans are here and are invited to say whether or not they knew about the prohibition of building permanent structures on the common areas (And the city's easement to run the pumping station on that panel), but they say nothing. An agreement is reached that the quote is inaccurate as proposed in the minutes and Linda's request to amend the minutes to restore the deleted text will be honored, and by adding her request for modifying the minutes to include the exact words to the quote will be added to the minutes as an addendum. More discussion... Linda's correct version of the quote will replace the version in the proposed 2016 minutes. With this correction, the vote to accept the 2016 minutes passes by acclamation. (I've attached Linda's request to the bottom of this synopsis)

+ 0:43:47 Report of Officers

-Matt on the state of the HOA. Matt is proud of his Processes, Procedures, Committees, and Transparency.

+ 1:05:00 Matt: Any last questions?

Steve Preedy: asks about the neighborhood vote **not** to spend money on a determination study for the wetlands taken at the 2016 annual meeting... but the board ignored the vote and spent the money anyway. Matt & Marie refers to the handouts we just got which will answer all our questions. Some people clap, most

do not clap. Marie says that the CC&Rs require the board to do this determination.

Dan Foster asks: But the system is not broken. Marie says that we need a study to make this determination (on whether or not the system is functioning as a storm water facility). The city requires us to make this study before we can begin our maintenance responsibility. Matt this is a storm water facility...

Steve Marrinan: Incorrect! The CC&Rs call it a “wetlands”.

Matt McCants: It is a storm water facility. And, we can maintain the storm water facility any way we like, so long as the water going into the lake meets standards.

Tom Kelley: “The CC&Rs require that the members, through the association, are to maintain that biofilter wetlands, OK?... You were asked to vote against on something that was against what was required by the CC&Rs.”

+ 1:23:50 Matt McCants: Any last questions?

Richard:Arnold: How can you justify the Ontkean settlement: done in complete secrecy, without the required vote of the membership for the transfer of property, without recouping our legal costs, and totally ignoring our CC&Rs and the contract between the City of Camas and the HOA? Matt says that they acted with the advice of council and that... “I don’t think we evaded any of the requirements of the CC&Rs.”

Richard: “I don’t know what you did. I’ve asked twice by email and you refused to tell us. I don’t think you were honest with our lawyer. A legal council will give advice to their client on how to accomplish what his client wants to the extent that the law

permits it... You have not given me any evidence that you have been honest with your community, or our lawyer... You are guilty of “lawyer abuse”.

Various off the topic comments and interruptions by Kayt Lambert, the Ontkean’s, Karen Stanley, and others on the Ontkean’s beautification efforts in our common areas.

(None of these comments address the basic problem in the boards decision to transfer ownership common area property to the Ontkean’s for an expansion of their patio. The board did not have the authority to transfer ownership without a super majority vote of the membership. Acting with the advice of counsel does not mean that the board acted correctly. The board made this decision and it was the board, not any team of lawyers, who signed away our common property to the Ontkean’s.)

+ 1:26:30 The Treasurer report. Ron Boyle does the presentation from the February meeting that he said he’d revise before the Annual meeting. Ron Boyle now realizes that the expense for the Wetlands Study in 2017 was also included in the 2018 proposed budget and should not be there.

+ 1:37:00 Some questions to the treasurer. Marie keeps interrupting.

+ 1:40:00 Some discussion on whether Cindi Marrinan and Marie Callerame were “having a discussion” or if Marie was interrupting Cindi.

+ 1:43:00 Floor discussion on Budgets vs Special projects vs Reserve Study. Who decides?

Matt McCants: “That’s why you hire the board, to make those decisions.” Mike Niquette asks the board to stop trying to bankrupt the association by spending Reserve Funds incorrectly.

+ 1:47:00 General hubbub. People begin to leave.

Matt McCants asks that anyone leaving, please give their proxies to Lorrie Conway (**our book keeper**) so that the meeting retains the number of voters required to constitute a quorum.

(**Can Lorrie, a non-member of the association, vote these proxies? Who will vote the proxies for the absent members.**) A vote is called to approve the budget.

Dan Foster asks that those casting their ballots vote against any budget that allocates money for a Wetlands/Meadowlands park project. The proxies are collected for a vote on the budget.

Mark McCants tells the audience that a new Washington State law requires a majority vote... 129 votes against, to reject any proposed budget.

+ 1:50:00 Reports from the Committees.

- The Ad Hoc Committee. Applause.

- Rita Haller of the Welcome Committee is honored... a new committee is formed to extend her efforts. Applause.

- 4th of July is mentioned.

- Communication Committee - Karen Stanley speaks about the survey the board has taken. Applause.

- A discussion on “putting pressure” on the city to properly maintain the trail by the lake. The board says that it will renew their efforts.

Internal Audit Committee

- all was OK last year
- a vote is taken to waive the requirement for an internal audit.
- Ballots are collected.

+ 2:08 Common Area Committee.

- Susan Stuck is a new neighbor with professional experience with storm water treatment facilities.
- The wetlands look unkept and dangerous. Coyotes are there.
- A review on the maintenance of the entrances. The shrubbery at the Walden entrance is unkept and obscures view of the street. It presents a danger for teen age drivers leaving the neighborhood. Also, the shrubbery obscures the wall signage on the right of the main entrance.
- A discussion of the shrubbery on Walden obscuring the view of Lacamas Lake. (James & Kathy Patitucci property)
- A presentation with overheads on the common area barbecues
- They need replacement. (+2:20)
- The trees over the barbecues need trimming, the overhang is a fire hazard.
- The barbecue area is unkept with brambles and fallen limbs. It is ours to do with as we wish. A clean up would improve views.
- Perhaps a path from the fire pits down to the boat dock.
- A presentation on Storm Water treatment. (+2:28)

- A creek is running through the treatment facility. This is incorrect.
- Comment from the floor: you are proposing a 1/2 million project.
- No, besides we are obligated to maintain the wetlands as a storm water treatment facility and it needs our help.
- A discussion on the Lake Hills project putting an extra burden on our facility. Should we not be assessing Lake Hills part of the cost for this project?
- Comment from the floor:... but it is not broken. This whole thing came up from the people with homes facing the common area that want to cut trees and improve their views! You are not convincing.
- Susan Stucks finishes: We can be proactive now, take it slow, find out how much it costs as we decide what to do.
- Comment from the floor: Pete Capell from the city says that with input from many studies... the run off from Lacamas Shores is not even a drop in the bucket. The vast majority of the nitrogen in the lake comes from dairy farms to the east.

(+2:39) Election of directors

- Speeches are given.
- Steve Bang / Marty Elzingre / Mark Guthrie / Janine Smith
- Comment from the floor: We don't need more committees, we need to find common ground within the community.
- the ballots are being counted...

(+2:49) General Q&A

- New business from the floor?
- General crowd babble
- Adjourned

This is the original quote with the omitted words in red... that Linda wants in the corrected minutes.

Although I am unable to be present at the 2017 annual HOA meeting, I am hereby requesting that the minutes of the 2016 meeting be amended to include the statement shown in red, below:

The homeowners at 3011 NW Lacamas had been told by the developer that they could landscape and maintain the Common Area adjoining their property with natural materials. **However, even they understood that they were not supposed to build anything on the parcel that belongs to the HOA.** Some landscaping was challenged and the situation became legal. [The case is now settled with a mutually revocable agreement.]

Thank you,
Linda Harnish

Cindi Marrinan's questions to the board at the 2018/03/19 HOA Board Meeting

Issue with HOA Expenses

At the Feb Board meeting, it was discussed that the Board had received letters from the City of Camas and the Department of Ecology and both government agencies had told the Board that the trees cannot be cut in the wetlands and that the area is being maintained properly. It was also discussed that over \$11,000 of HOA funds have been spent so far on this topic.

About 2 years ago (it was part of the 2016 annual meeting responses) the neighborhood was polled to see if they wanted the Board to spend HOA money on the study of the wetlands. The majority vote was that the members did not want their money spent on that issue.

The Board took the stance that they needed to properly maintain the wetlands and that is why they needed to do the research. The Board now has two government agencies that have told them to leave the Wetlands alone.

Many neighbors have seen the reports from the City and the Department of Ecology, since they are public records, and would like the Board to once again poll the neighborhood to see how the majority feels about spending any more funds on this issue.

Are you willing to generate a poll that can be done via email, mail, or both? You have the Annual Meeting mailing coming up and this would be a perfect time to get feedback from the neighborhood. Will you do this?

Issue with Agenda

I noticed that in the Executive Session of the Agenda you have a line

item for Discussion - Common Area Potential Liability. Do you have any pending litigation in the common area? If not, then I am asking the Board to conduct that business in the regular session of the meeting since it doesn't qualify for a topic that should be held in secrecy from the membership.

Are you willing to put that topic in the regular session?

When an HOA board meets in an Executive Session

The reasons an HOA board can call for an Executive Session are very specific. They are listed below:

- **Legal issues** -- Matters such as attorney-client privilege, pending litigation and settlement strategies may be discussed in this session. The Board's attorney does not have to be present in any way during the meeting.
- **Contracts** -- An HOA board may go into Executive Session to discuss contracts with third-parties.
- **Disciplinary actions** -- Any actions taken against employees and Association members for disciplinary reasons should be done in Executive Session. The employee or member has a right to be present at that part of the meeting only.
- **Personnel matters** -- Issues regarding employees are taken up in these sessions also. These matters might include, but are not limited to: hiring, firing, raises, discipline and performance reviews.
- **Assessments** -- If an Association member is delinquent in paying their assessments the Board should take up the matter of a repayment plan in an Executive Session.
- **Foreclosure** -- This extreme step may be one of the most critical an HOA board has to make. This decision can only be made by the Board and not an agent working with and for the Board. Any decision has to be approved by a majority of the group.