

Board Meeting Synopsis 2016

April 18, 2016

May 5, 2016

June 27, 2016

July 25, 2016

August 22, 2016

September 19, 2016

October 17, 2016

November 28, 2016

LACAMASSHORES
The Community

Synopsis of HOA Board meeting 2016/04/18

My take on what happened last Monday

- 1 Discussion on motion to validate the board elections/appointments of 2015. (Never saw the need for this myself. Neither did two lawyers hired to analyze this question)
- 2 Discussion on creating a bunch of new committees... the discussion moved to whether or not the board should read the report of the Ad Hoc committee on the subject of the creation of committees... the board agreed to postpone any discussion till they had a chance to read the Ad Hoc report.
- 3 Cindi Marrinan resigns from the gate key responsibility.
- 4 Cindi Marrinan resigns as the maintenance liaison.
- 5 Molly Tuttle and Alison Benjamin resign as 4th of July coordinators
- 6 Catherine Arnold resigns as VIEWS editor/producer.
- 7 Catherine Arnold will maintain the lacamas-shores.com site till a replacement (paid service) can be found.
- 8 A big discussion on a neighborhood policy to develop a policy on neighbor “excursions” into the common area. A discussion of terms and forward looking plans is discussed. New board member Ron Boyce asks: How many neighbors are we talking about... how many have actually built permeant structures on HOA property? The answer from Matt is: only one. JP Brooks offers to buy the HOA property since it seems to be up for sale with an opening bid of \$15,000. The topic is tabled.
- 9 Matt McCants demands that offending articles in the lacamas-shores.com web page be removed. Catherine did not answer. Matt asks why and I Catherine answers... because the articles you mention were requested by the past board and have been proof checked. If the RLS team can provide us with proof that the article contain falsehoods, we will remove them. Matt insists that Catherine remove the offensive articles within 48 hours. Steve Nelson suggests that Marie Callerame must also take down the RLS web site. Marie says no, then later, maybe. I (Richard Arnold) remind the board that Marie promised the community at the Special Meeting in November that she would “Reset and start again at zero”, but she did not honor her promise. Why should the community take her word to honor such a promise to so now? I say that: Marie Callerame has had enough “resets”. The board votes

unanimously to “direct” Catherine to remove the articles within 48 hours. It is uncertain what Marie Callerame has been asked to do or has agreed to do anything.

- 10 The public meeting ends to go into Executive Session and discuss ethics complaints against Marie Callerame and Matt McCants. I give a little speech to the board. I say that many people know about Marie’s destruction of ballots, that she received in trust from the community, for the Special Meeting that endorsed the HOA board over the RLS. I remind the board that their vote on Marie’s complaint is not about Marie, it is about how the new RLS dominated HOA Board respects honesty, faithfulness and quite simply... lying by members of the its board. The efforts of the RLS over the past 2 years has proven to the community that volunteer effort will get you attacked and that the community involvement as a whole is not worth the effort. If you, the new board want to reverse that, begin now with a condemnation of Marie Callerame’s ethical violations.

So far (as of Thursday 2016/04/21)we have heard nothing from the board on the “or else” consequences with respect to the lacamas-shores.com web site. We have not received the “official” version of the minutes. And, we have heard nothing on or about the decision on the ethics complaints against Marie Callerame and Matt McCants.

Richard Arnold IV
6223 NW El Rey Drive
Camas, WA 98607-9125

360-834-1710
richardarnold4th@comcast.net

2016/05/05 HOA Board Special working mtg

Synopsis

May 5, 2016

7:07:00 PM - Begin recording

The meeting began with committee reports.

Old business

9:47 PM WEB SITE CONTENT REMOVAL

- Matt refers to the objectionable articles described at the 4/18 HOA board meeting. He wants them removed.
- Catherine no comment.
- Marie asks about her offer to transfer the control of the web site.
- Richard says that Catherine would help the RLS to transition maintenance to a professional service.
- Marie, how about a volunteer?
- Catherine: The site exists on my computer. I own the software and the tools I use to maintain the site. I've never charged the HOA for any of that. The HOA has only paid the space rented from an ISP to host the site,, and not even that since 2014 when the legal costs engendered by the RLS put the HOA finances in trouble.
- Marie: asks about the software Catherine used.
- Marie: If the board hires a professional service, you would allow them to use your tools?
- Catherine: Every web editor uses their own tools. The essence of our web site is the content, not the HTML per se. It is likely that using our HTML another web editor could adapt what we now have and maintain it with the tools they know.
- Matt: when would you like to turn over your site.
- Catherine: the site is so large and so highly used that a gradual transition would be needed. Since you don't talk to me, I can't work with you. I'm so tired of getting so beat up that I don't want to work with the current board.
- Matt: Talks about "Corporate Memory" and how that is necessary for the current board work to effectively. We have valid questions for you. It may seem like an attack, but it is not an attack.

- Richard: We have a recording of the April 18th meeting. How dare you say it is not an attack?
- Matt: the question is when you can have the web site articles removed from your web site.
- Catherine: I will not remove the articles. It is a very detailed history of what the last board has gone through for the last 2 years. And, you want to take it off and change history. I won't help you do that... I'm not taking it down. Everybody in this neighborhood has the right to have that information.
- Richard: After all, you will have a 60% vote to transfer ownership of the common area and the neighborhood will have to be informed about the history of the issue. To deny them the history of this is wrong.
- Matt: the web site is the official web site of the HOA is it not?
- Catherine: No it is not the official web site. When I started the site, The board did not want to be involved. It is the only web site we have and it may have been considered as that, but it was not.
- Matt: then you understand that it is the official web site and it is the board's decision as to what content is on there.
- Catherine: If you had a little respect for homeowners you might have gotten some input from the neighborhood. But you did not do that. You just took a vote and swept over the people who were involved in those things. It's the history of how these things happened. On your web site you were accusing the board of doing dishonest things because they were hiring lawyers that were not needed. They were hiring lawyers because the RLS was threatening the board with law suits.
- Marie: When you look at popular opinion as expressed at the special meeting that we had in November... most people want the controversy to end...
- Catherine +15:30: a great speech!
- Steve Marrinan: then your recommendation is that the HOA make their own web site. Right?
- Matt: But it is our web site. The existence of the password protected owner's section prove that the site belongs to the HOA board. It has confidential home owner information... addresses and phone numbers. That constitutes an official web site.
-

8:40:23 PM - Adjourned

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.

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.
- 7:10: PM 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 on 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?
- 8:27 PM Dan Foster: A clarification... 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.
- 8:30 PM Matt: "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?
- 8:33 PM Marie: The City is confused about these issues now. The State is saying conflicting things...
- 8:34 PM Tom: 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.
- 8:35 PM Matt: "... 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."
- 8:38 PM Richard: 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 complained to the City and forced the issue.
- 8:47 PM Richard: 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.
- 8:52 PM Decisions ?
- 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 have 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 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 this 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 and ignores 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.

2016/07/25 HOA Board mtg
Synopsis

7:04:38 PM - Begin recording. The numbers are hours and minutes from the beginning of the recording.

+ 00:05:00 Opening Ceremonies

- Roll Call - Matt McCants, Marie Callerame, Tom Kelly, Ron Boyce
- Approval of minutes of May 5 and May 16, 2016 Board meetings.
- Report of the officers
- Report of the Committees
- (+00:23) ACC- Marie is still having problems with the ACC form. (*In what manner does it fail to work? Does it still allow the user to modify the form? Does it no longer mail itself to the “new email” address? Marie does not specify what changes she made to the working version of the form that Catherine provided.*)

+ 00:29:00 Old Business

- Boat Dock Maintenance (ongoing issue)
- Discussion of Common Area Request for Proposal (RFP)
(+00:39) Matt asks for comment on Tom Kelley’s draft RFP
(+00:47) Tom Kelley’s draft RFP will be sent around to the board for comment and an August vote.
- (+00:48) Staffing the new committees
(+1:10) Résumés are read, the committees are staffed... then a discussion whether the board should appoint the committee chairs.... Will the committees be allowed to deal directly with the city?
- (+1:13) Update on Gecho landscaping
- +1:39:00 New Business
- (+01:40) Steve Marrinan’s update on the Pete Capell (*Administrator, City of Camas*) call.
Did the city recommend anyone to do our EPA analysis for the wetlands status/study?
Marie understands there was a discussion for over 2 hours with the city...

Heritage Trail or our wetlands maintenance concerns?

Tom Kelly says that “Steve Marrinan can only speak to the city regarding the subjects authorized by the board. If he speaks about other subjects, he has no authority to speak for the board. He has no authority.”

Matt, “We have lots of rumors going around.”

Marie... “Steve Marrinan cannot speak contrary to the board resolutions.”

No decisions reached.

- (+1:43) Update on the Shoreline Protection meeting
A bunch of folks, Neighbors/Board/ City/State walked along the Heritage Trail and noticed that erosion had occurred along the lake shore.
The question seems to be who will pay and when.
Matt says that this is not something the board needs to be involved in.
A motion passes: A statement of support to help the city.
- (1:51) Tom Kelly “I’d like to make a motion to ask the City of Camas that we can proceed to manage and maintain our Storm Water Facility as provided by...” (- a magazine article with a very long title is given here...)
Matt says: “There is a distinct disagreement between what we think it is and what they (the city) think their responsibility is. And, we can certainly ask the question.”
A discussion on the discharge of storm water without treatment into a wetland.
Tom Kelly: “Is there a second to my motion?”
Marie Callerame: “We are thinking about it.”
Ron Boyce: “I’ll second the motion.”
Tom makes the case that the HOA is responsible for maintenance of the storm water facility.
Matt: I’m more concerned with the jurisdiction than the details of the maintenance.
(1:57) Vote: passed.
- Tom Kelly makes a motion: “That Tom Kelly will replace Steve Marrinan as liaison to the city of Camas and deliver the board decision on maintenance.”
Ron Boyce: “I’ll second the motion.”
A discussion on replacing Steve Marrinan while he is not in attendance.
Tom Kelly: “One of the things that Steven Marrinan keeps saying in his emails is the people voted on something. And that vote has... (unintelligible) ... that mail in ballot that was prepared was full of flaws both legally and

procedurally.”

Tom Kelly questions the legality of the vote taken at the annual meeting... not to fund a wet land study that is interfering with the efforts of the HOA to control maintenance of the wetlands.

Discussion on the ballots/proxies used for the Annual meeting

Tom Kelly says, An article written by Mr Harker (*The lawyer retained by the previous board to help organize and run the annual meeting.*) is read... to the effect that Robert’s Rules of order discourages absentee voting. That the right to vote is limited to the members of the organization who are actually in present at the the time of the vote. A further procedural error is that any thing to be voted on must be mailed 30 days before the meeting so that the members can then be able to ask questions and study it... and that was not done.

Marie says something about Steve Marrinan... (*I can’t understand what she says*)... she is interrupted by Matt...

Matt: “I think we are talking about Steve now, right? Whether we should remove him as city liaison?”

Tom Kelly: “Right.”

Marie: “Based on the actions that he took...”

Tom Kelly interrupts

Tom Kelly: “I don’t have... necessarily the proof... but I would think that one of the things he should be discussing with the city is the vote that was done by the people.”

Matt: “Whatever the vote was, that’s irrelevant. There is only one thing that the membership can vote on at the annual meeting and that is to waive the internal audit. Other than that, it is simply a query of information as to what we think the homeowners want. This is a representative government, institution here. The board makes the decision. We can weigh in on what the homeowners want or not. We still make the determination whether to spend money or not to spend money. That’s why we are elected.”

Matt/Marie both... this is an uncomfortable subject... should be discussed in executive session.

Matt suggests that a second city liaison be appointed.

Tom Kelly makes a motion that Ron Boyce be appointed as city liaison to present the issue of HOA maintenance to the city. And that Ron presents to the city our request...that we want permission that we to start doing

maintenance on our storm water facility in accordance with this document. Marie says that makes sense since Steve Marrinan is unwilling to present this maintenance issue to the city.

Tom's motion to add Ron Boyce as City Liaison passed.

- (+2:06) Steve Bang asks that a motion be made nullifying all those ballot measures that were not legal and that they not be used anywhere. Marie says that the "polling question" on the ballots was illegal since the very question violates our CC&Rs 2.7.1 (she reads the CC&Rs) which states that the HOA maintain the common area wetlands. The city requires us (The HOA) to go further with a wetlands expert, we have no choice but to continue to determine what our options are.

Matt: "Yeah, we're doing due diligence. We haven't spent any money. We haven't opened any Pandora's box... We are simply trying to find what we can or can't do."

Steve Bang asks... Maybe a statement about how all those ballots measures were illegal might be useful?

Matt: I don't believe that does us any good. We have the power to decide on any decision that comes before the HOA.

Steve... but it is still being marketed out there. (*Referring to results of ballot measures at Annual Meeting.*)

- (+2:13) Tom Kelly: There was a proposed maintenance plan for the wetlands... Dated February 1988. This stuff has been around and nobody has been paying any attention to it. Tom passes a document around.
- Marie has talked with someone named Martinez and he said that once you have a permit, it goes "with the land" and stays in effect unless you petition to have it changed.

- +2:15:00 Executive Session
- Complaints regarding properties
- Ethics Complaints
- Ontkean Update
- Domain names discussion

Executive Session decisions

- Complaints regarding properties - no information

- Ethics complaint against Marie Callerame - The RLS/HOA board gives her a pass.
- Ontkean Legal suit - no information
- Domain names discussion - a “Demand Letter” is sent to Catherine Arnold. It asks her to turn over the property belonging to the Lacamas Shores HOA.

2016/08/22 HOA Board mtg
Synopsis

August 22, 2016, 7 PM

7:02 PM - Begin recording

Opening Ceremonies (+ 00:02)

- Roll Call - Matt McCants, Marie Callerame, Tom Kelly, Ron Boyce, Steve Marrinan, Charlene DeJong, Steve Nelson
- Approval of various minutes from various meetings.
- Report of the officers
- Report of the Committees
- ACC - (+08:31 = 7:10 PM) A discussion of a metal roof request. It's in the back yard over a patio. Board needs a revised drawing and a description on the metal. Rejected/Re-submittal.
- Communication - Marie (+0:26:15) She is doing a survey of the membership to prioritize the media with which to contact them. Marie is still having trouble with the official web site. Casie Watrous is new web master. Marie distinguishes between Domain name and web hosting costs. (!) Marie says over a 12 year period, \$1,417.89 reimbursement was paid out for Domain Names registration & Web Hosting. Last payment was Sept 2013. Matt asks for clarification: "So we own Domain Names but we don't have access to them so we had to purchase new ones." Marie says yes. She has hired a "Search Engine Optimization consultant" for \$99/month to improve Google search results. (+34:10 = 8:36 PM) Steve Marrinan asks: Who is the owner of our web site Domain Names. Marie: Lacamas Shores HOA... Catherine paid for the registration, but she was reimbursed. Charlene: in the banking world, you have to have a person's name on the account ownership. (+35:21) Matt: A business owns what is purchased when the person is reimbursed. (+35:38) Matt: "In any case, it would be very nice that we get access to those previous domains that we paid for. It would be very advantageous for us."
- Internal Audit Committee - (+36:00)
- Land Use Committee - (+48:00) - A discussion on the entrance signs needing repair. Nothing Decided. - A discussion on the "Ah-Ha" moment

when you turn into the neighborhood and see the beautiful view of the lake... the trees are getting too tall... Steve Marrinan gives Marie some history on the lot. The HOA does not own the trees, only the well trimmed hedges near the curb. No Decision. - A discussion of the picnic area... is it part of the Conservancy Zone? - (+56:00) A discussion of a yearly requirement to fix the swale again. Ron Boyce talked to Anita Ashton and she was OK with the picnic area cleanup, but wanted the swale fixed. - Heritage trail project: Steve Bang will oversee. It will be done by boy scout volunteers. The boy scout leader will be there too. We will let them use our shredder. A discussion on liability for allowing the use of our shredder.

Old Business (+0:58 = 8:02 PM)

- Linda Harnish asks that the board consider a sign for the “3rd” entry... on Michaelbrook. Discussion of where the sign might be put. Nothing Decided.
- RFP/RFQ progress: Tom Kelly... Nothing Done.
- Boat Dock Maintenance: Gecho was going to look for big concrete blocks that might be used instead of 2 foot minus. Matt: no one wants to take “ownership” of this problem.
- Discussion of whether we need a shoreline or a maintenance permit to fix the boat dock problem. Decided: That we will need a permit in either case. A discussion that we need to do the boat dock work in the fall when the lake is lowered... and we will need to have the permits BEFORE then. Nothing Decided.
- Discussion on 2 foot boulders. (again.) Matt: we need some numbers on this.
- Discussion on former or non association members continue to use our boat dock. Matt says: Give me the names, I’ll fix it.
- Traffic: A discussion on traffic signs. Nothing Done.
- Gecho Landscaping: A discussion... Nothing Decided.
- Shore line statement: Nothing done.

• New Business (+1:27= 8:29PM)

- Complaint forms: Discussion of what should be on the form. Who did what and did they talk to their neighbor. Marie will work on it.
- Heritage Trail Beautification: Steve Bang is “spearheading” the project. The boy scouts want to use our chipper. Steve Marrinan asks a question: Who is supervising... and, who will decide what if any trees will be cut? Steve Bang

answers: The city. Cindi Marrinan makes a suggestion: No one not associated with the neighborhood even TOUCH the chipper... Liability. Cindi Marrinan says: the city has a chipper and people trained in its use. Why not have the city use their own chipper for their own project. A vote (+1:37 = 8:39PM) No access to our chipper, allow use of our dumpster, Steve just needs to let them into the boat launch area.

- Discussion on the HOA minutes. What is a reasonable length of time for us to wait for the minutes to get out. Marie: a week.

The Executive session (+1:42= 8:44PM)

- Complaints regarding properties
- Ontkean Update
- Stolen Domain names further discussion

Executive Session Summary

- The non-RLS board members resigned
- The remaining HOA board members are all Restore Lacamas Shores team members or affiliates.

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The community web site has a discussion about the members off the board who resigned. You can find it at this internet address at the heading

Mass Exodus Signals Trouble:

<<http://lacamas-shores.com/owners/lowners.php>>

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.

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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- -----

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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.

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

...
...

Adjournment

=====

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.

2016/11/28 HOA Board Meeting Synopsis

November 28, 2016, 7 PM

7:03 PM - Begin recording

Opening Ceremonies (+ 03:51 minutes from the start = 7:07PM)

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

Proof of Notice of meeting 11-28-16

Reading and approval of minutes of Oct 17, 2016

Report of the Officers (+07:45 = 7:10 PM)

President -

Matt McCants: Nothing

Treasurer -

Matt McCants for Ron Boyce: Reviews the bank accounts.
on hand \$105K, expenses YTD = \$75K... A bit over/under budget here and
there. Pretty much on budget YTD.

-

Cindi Marrinan: Where are the expenses for the web site in the financials? Marie
says that they are in discussion with Laurie the bookkeeper on how to report
these expenses. The FTO (A web optimization company) is the most expensive
part at ~\$150 per month.

-

Matt McCants: Proposed 2017 budget has been sent out to the board.
Questions on the projections... on the "Component Funding Model"?

-

Matt McCants: As the CC&Rs allow, the board can authorize a 6% increase in
the yearly assessment without input from the membership.

Moved/seconded/voted. Approved

... some subsequent discussion... It is about funding the Reserve Fund, which
will need to be increased every year due to inflation... Perhaps we will need to
raise the assessment for the next 3 years to cover anticipated expenditures and
maintenance.

-

Cindi M: Could you put the Reserve Study on the web site?

-
Marie says: yes.

Report of the Committees (+22:30 = 7:25 PM)

L/ACC - (+22:31) -
Tom Kelly: Nothing

Communication - (+23:00) -

Marie Callerame: A survey is being constructed. Another discussion on people being confused over where to get information. (Old web site vs the Official HOA web site.) The official web site is not the top entry on a Google search.

-
Karin Lukins - (+29:58) Why is there this confusion over these different web sites? What is the history?

-
Matt McCants answers: "The HOA has a web site officially recognized by the board. In years past the old web site was Catherine Arnold's and when this board was elected we asked if she'd like to stay on, and she decided she did not want to stay on. We asked her to relinquish the domain names from the web site, but she did not do that. The Arnold's has changed the name to the Community web site and posts anything she may choose. So we had no choice but to set up our own web site. (Discussion between Marie Callerame and Matt) The old domain names that were the officially recognized web site, the Arnold's believe that they own those and they decided to keep. And other than that maybe Richard can answer that question?..."

(This is a misleading and inaccurate report of what happened at the 2016/04/18 HOA Board meeting)

-
Richard Arnold (+31:51): "Sure I can. I don't know really where to start. First of all..."

Matt McCants interrupts: "A short answer."

-
Richard Arnold: "No. You don't deserve it."

-
Matt McCants: "OK. Thank you. That's the answer. Let's move on"
Motion to send out the member survey. Seconded/voted/passed.

Internal Audit Committee - (+32:46) -

Robert & Kathleen Price: We have finished our audit and are ready to show it to the board. Some recommendations...

-The bank seems to have an extra account. No one seems to know what it is. We need to close it.

-There were in the past, some checks written without having the reason recorded and no board approval. No approval process for these expenses exists. Mostly hand written by the treasurer.

-Appreciation gifts were handed out for various reasons, but the Bylaws prohibit this. Ditto for the welcome gifts from Mrs Haller.

-

(The \$5 account is required by Unitus as sort of a “basic” account. The Money Market and the Checking accounts are in some way, dependent on the “basic” account being there.

The hand written checks were for immediate expenses, like for the climbing wall we hired for the 4th of July picnic. Sometimes, the vendors needed payment rather than an accounts receivable entry. All hand written checks were signed by 2 board members and were very rarely used. Later, we just paid the vendors with our personal checking and submitted the receipts for reimbursement.)

Common Area Land Use Committee - (+43:40)

Steve Bang is absent.

Marie Callerame: Nothing on the picnic area.

Robert Price: Some recommendations on the East entrance and the main entrance on Lake Road. Mostly trimming. Pictures were discussed.

Some discussion on the bushes on Walden.

-

Tom Kelley says the bushes need to be cut down 24 inches.

-

Cindi Marrinan shares some concern from the Bailey’s that such a trimming will likely kill the bushes. So are you ready to incur the cost of removing the existing and buying/planting new bushes? Plus the severely trimmed bushes will be unsightly for a season.

-

Vote to trim the bushes East & West entrance: motion/second/voted approved.

Re the bushes on Walden: They are too high. People often stop there to enjoy the view and make cell phone calls. (Cell phone reception on Lacamas, El Rey and Michaelbrook is bad.)

-

Paula Ketelsen: A comment from the floor that the board should poll there neighborhood before they incur additional costs for the benefit of people who do not live in the neighborhood, plus she likes the bushes. Steve Marrinan: the people who live beyond the bushes need the bushes for privacy.(James & Kathy Patitucci. Also, to my recollection, the Patitucci property goes all the way to the curb and the bushes, though planted by the developer, now belong to them.) Reduce the hedge to 24 inches: motion/second passed with one NAY vote.

iRFP/RFQ updates - (+1:03.05)

Matt McCants: Did everybody get a chance to review the committee recommendations? Any questions?

Vote to recommend hiring the ETC Corporation (John McCoughney, M.S., PWS) as a consultant to do the Determination Study: motion/second voted passed.

Bylaws update Committee - (+1:03:21)

Matt McCants: we sent this out for a review of the homeowners and we received no comments.

Vote to adopt the Bylaws update: motion/second voted passed.

-

Steve Marrinan (+1:06:50): Are you voting to send these updates to the membership based on your agenda, or are you voting to approve them right now?

-

Matt McCants: "That was done last month. There was an error in the agenda, we voted to accept them. They were sent to you Steve to look at."

-

Steve Marrinan: "BALONEY!"

-

Marie Callerame (+1:07:30): It was sent out as part of the EBLAST (??) to the neighborhood.

(... an argument breaks out)

-

Steve Marrinan (+1:09:13): These people are telling you that they did not receive this notice! How many responses did you get from the membership? I'll bet... zero. What does that tell you?

-

Matt McCants: No one was interested.

-

Steve Marrinan: No, that tells you that no one received your notice.

-

Richard Bolger (+1:10:57): It sounds to me that communications are really a problem. But, You are just rolling along making decisions and the rest of us...

(Matt Interrupts)

-

Matt McCants: Interrupts and talks about EBLASTs and forming committees. He asks for Mr Bolger's name, and says that someone shows up at ONE MEETING and then wants to go back 60 days in time and questions what's already been done, but don't want to help and doesn't get involved. ...Do you want to be a volunteer? (Richard Bolger has attended several recent board meetings)

-

Richard Bolger: I've lived here for twenty years... and I have that right. I don't want too get involved in this, but I am a voter in this HOA and I do want to know what is going on.

-

Matt McCants: The majority of what we do is posted on our web site.
<lacamasshoreshoa.org> Don't be confused with other web sites. And the information is there.

-

Marie Callerame (+1:12:21): the information is not on the web site.. you have to sign up for notices. (the EBLASTs!) The Pop Warner team won the regional championships. Sorry about the website/emails...

-

Paula Ketelsen (+1:14:21): "So, there is part of your web site that allows us to sign up to receive information?"

-

MarieCallerame: discusses the contents of the EBLASTs.

-

Paula Ketelsen: But, becoming a member of that web site should not determine if you get information or not. If there is important information that needs to be sent to the membership, you shouldn't hide it.

-

Marie Callerame: We used to use the VIEWS newsletter for this sort of information. Mailing now cost us ~\$800. (*The VIEWS editors quit in April 2016. The current board has killed both the online version of the VIEWS and the printed versions. We printed and mailed the VIEWS, when necessary, with the required HOA announcements to the membership to meet state law requirements. The usual printing costs were less than \$200 and postage was \$100~\$150. Later we printed and mailed postcards that pointed to the detail announcement material on the web site.*)

-

Cindi Marrinan (+1:18:57): "So the one thing you voted on before the Bylaws that you did really fast was to vote on John McCoughney as your wetlands study person. And there is no discussion to us to know how much this will cost. It is an un-budgeted item, and that information did not go out to the membership. How do you plan on paying for that?"

-

Marie Callerame: It's actually on the web site... (un-intelligible)...

-

Cindi Marrinan: No it isn't. I've looked at the committee thing... I didn't see any numbers there.

-

Matt McCants interrupts (+1:20:24): Any other changes to make to the Bylaws. 2nd?

Vote to adopt the Bylaws changes: motion/second voted passed with 1 nay vote.

-

Janine Smith: I just have a question. This just came up at the session... about vote by mail.

-

Marie discusses: Those who attend the annual meeting can change their vote depending on the discussions at the meeting. (Apparently proxies will still be OK)

-

Janine Smith: I'm still against it and I'll tell you why. This is a neighborhood of people who take vacations, they're not in of town... and to say that you can't vote by mail is wrong.

-

Matt McCants: Janine, you already voted to accept the changes.

-

Tom Kelly: makes some comments about the Special Meeting in November 2015.

-

Janine Smith (+1:25:05): When the discussion came up... that many people thought when they signed off on their ballot, at the meeting, where the question was on there about the wetlands study, that many people thought that, No they didn't want to do that and that nobody wanted that. ...and at the September meeting you walked up and said "that wasn't a vote, that was just an opinion survey, that doesn't matter, we're just going to do this.anyway". And, I said to myself: Really? I'm just sitting in the audience listening to this and wondering, what gave you the idea that you could do this?

-

Matt McCants: The CCRs give the board the authority to make decisions in the best interests of the HOA.

-

Paula Ketelsen (+1:26:30): They (The membership) have given you... an approved budget and if you're going to exceed that approved budget, with no idea how much that study will cost. They have to vote to approve it... Because all the people out here are questioning what you are doing. I'm just saying this is enough. You can not take away the right of these people to send in a ballot by mail. (Multiple interruptions during this comment from the floor.)

-

Matt: I just want you to know, that's where it's at.

-

Paula Ketelsen (+1:29:15): OK, so can you answer Cindi's question about how much that's going to cost, the study you just voted on to hire... is going to cost?

-

Cindi Marrinan: And it's not budgeted, so where is the money coming from?

-

Matt McCants: There's money left in this current budget, It will be under Professional Services.

-

Cindi Marrinan: "OK, so we're already are in a deficit. so where is the money coming from? Your retained earnings is a NEGATIVE \$47,000,00. (Some interruptions) Let me explain my background for you: I was a Senior Financial Analyst for Kaiser Permanente, Baylor College of Medicine, I was a corporate

comptroller. I do know how to read the financials. And, I was the treasurer for Lacamas Shores for nine years. I fully understand out financials. I am not quite sure that you do. That's why I sent you a complete break down of the financials. To show you there is no money to spend on a wetlands study that was not budgeted for. And the only way that you are going to be able to afford this is if you go out to the homeowners, all of them, and ask them for more money. I really don't think that you are going to get a positive response from the homeowners when you ask them for more money. Especially if you do this underhanded like you just did. You quickly ran that vote through without any one noticing... “

-

Marie Callerame: discusses financial terms: the retained earnings... the reserve account...

-

Cindi: The Reserve Fund is sort of like retained earnings, but the Reserve Fund is set aside for your planed future expenses. So I pointed out to you in that letter that you need to take the Reserve Fund and the Negative Retained Earnings and combine them together. That leaves you with less than the... (interruptions) ... and that means that you do not have enough money really to fully fund the Reserve Fund for 2016.

-

Matt McCants (+1:35:06): complains about attacks from the floor.

-

Cindi Marrinan: We were on the board. You guys attacked the board so much that it was so uncomfortable.

-

Steve Marrinan: Matt, just conduct your business and stop the attacks... (interruptions) So from now on, we'll just let you make your mistakes.

-

Cindi: And, we'll let you hang yourself.

-

Paula Ketelsen (+1:36:20): This wetlands study... it was voted down, and I think most of us knew what we were voting for... Why don't you just hold off, bring it up at the annual meeting again and see if the majority of the home owners really want to do anything with the wetlands... I think most of us see no benefit at all for doing a study there... Why don't you just wait on it?

-

Tom Kelly (+1:38:35) : I have a question for you. If the value of your property, today... if you're happy with it... fine... but if it were tomorrow up 10% higher, and it was not because you doing you did anything to your home, but because we made the neighborhood look better...wouldn't you like that?

-

Paula Ketelsen (+1:39:04): Yes, but I don't think cutting down trees...

-

Tom Kelly interrupts: Oh, but that's the reality here. An assessor came in and he took out three and a half million of valuation...

-
Paula Ketelsen continues: ...bringing in an assessor in and telling them you think all our properties are so much lower that they should be... (Interruption again from Tom Kelly) and since then all our properties have skyrocketed... (Interruptions Tom Kelly and Marie Callerame both)

-
Paula Ketelsen (+1:41:07): I appreciate all the work you guys do. I'm just seeing there is so much controversy over this. That if you do this study, moving forward, just keep that in mind and don't be trying to then spend another 20~25 thousand before you really get it voted on.

-
Marie Callerame (+1:41:28): The boat dock was put in for over 70 thousand dollars, and that was not voted on by the homeowners.

-
Cindi Marrinan: The boat dock was already a budgeted item in the reserve fund. So that was a non-issue... Your wetland study is not a budgeted item.

-
Tom Kelly: "It is now."

-
Cindi Marrinan: No it is not now, did you re-do the Reserve study... and the expense for the study cannot come from the reserve fund.

-
Tom Kelly: "Yes, we can."

Old business (+1:42:50 = 8:44 PM)

Boat Ramp Maintenance - (+1:43:00)

Matt McCants: motion to form a boat ramp Committee.

Traffic Committee - (+1:43:30)

Matt McCants: Steve... you were going to talk with the city.?

-
Steve Marrinan: No, I was going to get together with Casey and that never happened.

Update on Gecho - (+1:44:16)

Matt McCants: We received final inspection from the city. The board has returned the escrow account to Gecho. Finished.

Complaint form - (+1:46:35)

Marie Callerame: She has finished it and posted. Marie is having trouble making the form an "online fillable" PDF. Can anyone help her?

-
... a discussion on where/how to make the form known/available to the membership.

Vote to post the complaint form (somewhere) - : motion/second voted passed.

Heritage Trail Beautification - (+1:47:20)

Matt McCants for Steve Bang who is absent: The city has put a sign up. **Nothing Done.**

Report on Trees falling in the Common Area - (+1:48:15)

Tom Kelly for Ron Boyce who is absent: Done

New Business (+1:48:30 = 8:50 PM)

Eastend property value discussion - (+1:48:45)

Pat Lambert (+1:49:30): (Discusses the over all reduction in property values due to loss of views.)The report that came out the assessment, from the county assessor indicated that the homes had lost \$3,500,000.00 in assessed value because of lost views. The people on the east end, there are 24 homes down there that have their views guaranteed and their view easements by the city, and the city owns the property below your homes, and the Park department has jurisdiction over that property and each of those properties have their views guaranteed through the view shed property... So, think about it. So what we need to do is get of folks together put some pressure on the city... Say, OK views have been diminished, and we want the city to take care of those views to be taken care of by the park department.

-

Paula Ketelsen (+1:50:15): Those of us who live there would like to handle that individually. Some of us like trees. The city will begin development commercial as well as other housing developments across the lake and we don't want a view of a 7-11 across the lake. We don't want the Park Department nor the HOA telling us what's in our back yards. We understand the views issue, but our property assessments have gone up \$150,000.00 not down. The selling prices have gone up tremendously. We'd like our assessments go down even further. Your assessed value does not affect what you can sell your home for. I've never been anywhere where people petition to have our values higher.

-

Pat Lambert (+1:53:30): Our purpose was to inform the people about what their options were.

-

Marie Callerame: It doesn't sound like that you are having any problem in working with the city? Do you cut your own view easements?

-

Paula Ketelsen: No, we ask the city for permission but none of us have had any trouble getting the city to come out and approve what we want to do.

Amended Tree Policy Discussion (+1:54:50) -

Matt McCants: postponed

-

Steve Marrinan: That's fine. Just so long as we get notified before you vote on it.

Someone (+1:56:50): As far as the wetlands thing, did I understand Tom Kelly to say that that would be on next years budget?

-

Matt McCants: ... Yes. Unless we release the guy tomorrow to do the work, the invoice for the (determination) study will not be received till next year.

The Executive session (+2:01:00= 9:03PM):

Walker vs. Barrett discussion
Do Property on Trout Court
Complaints regarding properties
Ontkean Update
Domain names discussion

Executive Session Summary

...

...

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.