

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 bookkeeper) 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 unkempt 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 Stuck 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