

# Complaint #12

Decisions often made in private  
then ratified in public

In this meeting, the association members objected to the lack of discussion. They resisted the efforts of “our” HOA board to rush through decisions without adequate discussion. Read this and try to put yourself in the audience. How would you have felt if you were there.

HOA Board Meeting synopsis 2016/11/28

## 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.

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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.

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

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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.

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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.

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

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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)

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

Matt McCants interrupts: "A short answer."

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

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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.

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(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.

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

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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.

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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.)

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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.

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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?

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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."

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Steve Marrinan: "BALONEY!"

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

(... an argument breaks out)

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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?

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Matt McCants: No one was interested.

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

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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)

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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)

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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.

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

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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...

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

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MarieCallerame: discusses the contents of the EBLASTs.

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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.

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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.*)

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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?"

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

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

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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.

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

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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)

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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.

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

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

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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?

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

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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.)

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

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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?

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

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

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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... “

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

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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.

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

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

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

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

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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?

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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?

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

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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...

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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)

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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.

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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.

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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.

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Tom Kelly: "It is now."

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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.

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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.?

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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?

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... 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.

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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.

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

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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?

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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

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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?

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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**

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...

## **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.

