2016/05/16 HOA Board mtg
Synopsis
May 16, 2016

7:05:23 PM - Begin recording

The meeting began with committee reports.

1. The preparations for the 4th of July are going well.
2. The canoe club wants to buy a new kayak.
3. Tom Kelly, board liaison to the ACC, is not getting sign-offs. Tom is 6 weeks behind.

No votes taken. This item took ten minutes.

Second item discussed was how to revise the Gecho restoration effort (the lot on Lacamas Drive, between Frank Haylet on 2323 Lacamas Drive and Michael Moses property on 2421 Lacamas Drive.)

1. The problem seems to be that the terms of the restoration were devised in consultation with the City of Camas.
2. Who has the authority to change the scope of replanting, what kind of plants are to be used and who controls the schedule?
3. The board believes that person may be the HOA board.
4. There seems to be an escrow account held by the City of Camas, though the board is not sure how much has already been spent and on what.
5. Views may be compromised by the restoration under the current agreement.
6. Frank Haylet and Michael Moses are concerned their views will be reduced.
7. One neighbor on the other side of Lacamas Drive is concerned that views on either side of the Gecho house will be reduced by anything planted between the houses.
8. Another neighbor on Astor Court is concerned that the size of the Gecho home is too big and asks that the board work with Gecho to keep his house to the agreed upon size.
9. Matt McCants says that we need clarification from the city on most of these issues.
10. Marie Callerame asks that the plantings on the Haylet/Gecho/Moses properties be changed to provide a common appearance. (R's note: It seems that she is asking that the escrow account be used to change the plantings on

the Haylet/Moses properties…?)

11. Ron Boyle says that we need a master plan for the properties fronting the soccer field.
12. Tom Kelley says that a tree must never obstruct a view.

This item took about 10 minutes.

Now begins a discussion on the motion to summarize all these points on the Gecho Restoration effort.

1. Table the issue till the Common Area Use committee can be chartered and staffed.
2. Ask Gecho and the city whether the previous agreement can be amended.
3. Can Gecho get a refund on the efforts so far?
4. McCants calls for a vote.
5. Boyle demurs: too many words… what exactly is being proposed in this motion?
6. Final motion is… Table till August when the Common Area use Committee has been chartered. Passed by the board.

This second part of the second item took an additional twenty minutes.

Third item is whether to publish the charters for the various committees.

1. How do we send the documents out?
2. Maybe a community mailing?
3. The motion is passed to mail the documents to the community for comment attempting to staff the committees can begin now.

This item took just under ten minutes

Fourth item is a discussion of the Official HOA web site.

1. McCants points out that Catherine Arnold resigned as of 5/16/2016 and many parts of the <lacamas-shores.com> have been removed. (R's note: Actually, Catherine resigned 2016/04/01 in the April/May issue of the views. The board has had 3 public meetings since then. Catherine volunteered to keep the LS website available until a professional service was hired and also offered to help transition to the new ISP. The board rejected that offer.)
2. McCants asks what has been retained and what was deleted.
3. All HOA email routing has been deleted, the ACC form has been deleted, the directory has been deleted.

4. Marie Callerame asks if I, Richard Arnold, want to make a statement. I say no statement. (R's note: Catherine sent them an email listing all the specific items they claimed as Official HOA business in their 2016/05/05 meeting prior to deleting them on 2016/05/16. I had nothing to add.)
5. McCants says that the board must create a new web site and must determine who actually owns the previous <lacamas-shores.com> domain name.
6. Callerame says that she has created a new domain at <lacamasshoreshoa.org> and is adding more information to it.
7. McCants asks how many community emails Marie has to announce the new domain name.
8. Callerame says that she has about 100~150 emails in the directory. (R's note: Presumably from the EXCEL spread sheet she received from Linda Harnish.)
9. Callerame asks me, Richard Arnold, if I have more emails from the online directory. I say, no… we took down the online directory at Matt McCants request.
10. Callerame says that she can rebuild a mailing list, it just takes time.
11. Boyle: Let's just hire someone to do it.
12. Kelly: Steve Bang has IT skills.
13. Callerame: Karen Stanley has IT skills and has volunteered to be on the Communication Committee.
14. Callerame says that she is uncomfortable with any HOA business remaining on Catherine's web site. (R's note: Catherine had volunteered to do the Common Area reservations.)

Now begins a discussion on getting help for Marie begins.

1. Callerame says that money won't help here, that $1,000 won't buy much IT services in today's world.
2. Kelly says: "Ask Steve Bang. He's done lots of these kinds of sites."
3. Now begins a discussion on how to announce the new web site.
4. The consensus its that mail will be too expensive, they will print up post cards and hire some kids to hang them on door knobs.
5. McCants suggests a sign at the neighborhood entrances.
6. Callerame asks me (Richard Arnold) if I have an electronic file of the community addresses and do I have and mailing labels or envelopes. I say no.

This item took just over fifteen minutes.

Fifth item is a request for volunteer effort.

1. McCants says that the City of Camas has asked for HOA help with cleaning up the"Heritage Trail".
2. The Board agrees to publicize the call for volunteers.

This item took about five minutes.

Sixth item is a discussion to define the HOA's interest in clarifying the status of the "Wetlands" in our Common area called the soccer field.

1. Callerame handed out a copy of an article in the Water Environment Federation journal (called Water Environment Technology) from July 1993. It is about our "wetlands." Marie says the article proves that our "Midland Park" is a Storm Water treatment facility.
2. Callerame says that someone should take up this issue with the city to remove EPA concerns and obligations.
3. Don Boyle & Matt McCants mention that prior boards never maintained the facility at all.
   (R's note: This is false. The maintenance needed was generally dredging out some of the settling pool and was included as part of the general Common Area maintenance efforts on the budget. I spoke with the city several times a year about various topics and we always discussed this HOA responsibility to maintain our part of the Storm Water Facility.)
4. McCants says that we need clarification with the city.
   (R's note: This clarification was never needed before the RLS said the issue was "confused". The CC&Rs say about the Common Area that: "2.7.2 A portion of the property depicted as the "newly-created wetlands" on the final site plan shall immediately be developed as part of the man made wetlands created as part of the bio filter storm drainage system…" The article Callerame passed out adds nothing to our understanding of our "Wetlands.")
5. Motion to meet with Camas engineering - Passed.

This item took about ten minutes.

Seventh item is about troubles with the Architectural Control Committee.

1. McCants says: The board now has to vote on all ACC requests. The board is being buried with minutiae and is getting push-back from ACC on any

changes.

2. Kelly: ACC is so often over-ruled by the board that they have given up on making/recommending any decisions. ACC does all the work, gets no recognition for it and are micro-managed.
3. Callerame: There might be some history here?
4. Kelly: recalls the Larson roof controversy as an example of the HOA Board re-writing the CC&Rs.
   (R's note: Perhaps to make a statement about…? Tom Kelly so mistakes the facts about the Larson roof controversy that it might be prudent to publish the publicly available court documents.
5. Motion to talk with the ACC: passed by the board. This item took about fifteen minutes.

The eighth item is an Executive session. The topics to be discussed are two.

1. The ethics complaints against Marie Callerame, Matt McCants and others are mentioned as a possible agenda item. Some of these violations go back to last October and according to the minutes will be tabled yet again.
2. Also, an undisclosed "Potential Litigation" will be discussed.

8:40:23 PM - Adjourned

Note: This synopsis was prepared by Richard Arnold and complied from a recording of the meeting. Anyone who wants a copy of the original recording may contact me.