

INNIS ARDEN BOARD MEETING MINUTES
August 13th, 2019

The meeting was called to order at 7:00 PM by President Easton Craft. Board members present: Cindy Esselman, Maggie Taber, Easton Craft, David Fosmire, BJ Oneal, and Brian Branagan.

Approved August meeting agenda and July meeting minutes (with no updates/edits).

PRESIDENT, Easton Craft –

Carlson litigation:

Pursuant to the Court's earlier rulings in the Club's favor, our attorneys have filed a motion for a significant award of sanctions as attorney's fees (over \$100k). This motion is set for decision by the Judge on August 19 (without a hearing). Carlsons have opposed the motion and asked for a substantial reduction in the fee request.

Following up on the Judge's denial of Carlsons' request for Reconsideration of the Court's complete dismissal of his lawsuit as frivolous, the Club's attorneys have filed and are now briefing a motion for summary judgment granting the Club's counterclaims and requests for fees and fines beyond the sanctions award. Carlsons oppose the motion. It will be decided after oral argument before the Judge, which is set for August 23.

After significant delay and likely anticipating more adverse decisions from the Court, Mr. Carlson sent the Club's attorneys a settlement proposal late last Friday afternoon (August 9).

The proposal offered to pay significantly less than the Club has asked the Court to impose as sanctions and significantly less than the Club's over-all expenses in defending against the Carlsons' lawsuit claims.

It is also not clear from the proposal whether the Club and the Carlson are on the same page in terms of what would constitute covenant compliance. In light of past delays in the case for the sake of settlement possibilities that did not come to fruition, the Club Board and Club counsel are therefore focusing on the pending motions.

It has however been suggested to Mr. Carlson that if the vegetation in question is first brought into compliance per the independent arbiter's decision, then renewed settlement discussions on payments and other terms might be possible.

Storm Creek: As noted last month, we are still awaiting word on whether the City's application for a King County Flood District grant for Storm Creek has been approved. The grant would be a major contribution to the Storm Creek project that the City has identified as a solution to Storm Creek problems. As reported last month, the Club has submitted a letter to the Flood District supporting the City's grant application. The Board has since met with counsel in Executive Session to review legal aspects of the Storm Creek situation. A proposed motion summarizing the Club's contribution over the past decade toward a Storm Creek solution and addressing possible Club participation going forward will be coming before the Board at the September meeting.

Hjelle: Despite prior assurances by Hjelle's counsel, there was no movement forward since early May on compliance. In particular, there was no permit application to the City by Hjelle or her counsel. When pressed, Hjelle's counsel recently responded that no progress had been made because of Hjelle's health. Last week, after a three-month hiatus, Hjelle's counsel began responding to various requests and requirements in the lawsuit. He also sent the preapplication submittals to the City. This is likely because there are various lawsuit deadlines coming up, leading to a trial date in late October. Over the next month

or so Hjelle's counsel will be deposing various Club witnesses; Club counsel will be deposing Ms. Hjelle (her earlier deposition was not completed) as well as Ms. Hjelle's arborist. We have also scheduled a settlement mediation to take place with Judge Kallas (ret.) on August 27.

Tynan: In recognition of Mr. Tynan's compliance, the lawsuit has been dismissed by agreement. Kudos should go to Mr. Tynan and to the Board members who helped make this happen.

Hidden Lake: The City is planning a project potentially involving elimination of Hidden Lake. Counsel has suggested that we invite John Featherstone from the City's Public Works Department to attend a Club meeting to present information and answer questions about the project access, and the like. Because of the potential to disrupt the common plan of Innis Arden, a "common plan" community with Covenants, such proposals are subject to careful review.

VICE PRESIDENT/COMPLIANCE, Dave Fosmire -

NOTE: All Compliance hearings are held at the Innis Arden Clubhouse at 7:00PM unless noted otherwise.

Nothing to report for this month beyond what is noted in the President report.

**BUILDING AND REMODEL, Cindy Esselman -
Benett Kozloff**

18229 13th Ave NW

Stair addition off second story deck to access the rear yard.

The Board voted unanimously to approve.

Bargreen

17735 17th Ave NW

Tear down/Rebuild

The Bargreens project has now passed the eight months required for exterior completion of their home. They have been diligently working since commencement of construction. The Bargreens have also been in continual contact with the Board and have been proactive in keeping us informed of their progress. There currently is a delay from the window supplier, which is causing the delay in the completion of the exterior.

The Board unanimously voted to extend the completion date of the exterior of the Bargreen home to December 31, 2019.

McNaughton

1098 NW Innis Arden Drive

Rebuild

The McNaughton rebuild began in May of 2018. At the May meeting, the Board voted to approve that the McNaughtons have until July 31st to complete the exterior of their home, including painting. At this time, they seem to be close, but not complete. The Board has also not received a copy of the landscaping and site improvement plan that has been requested by the Board numerous times. In addition, there appears to be a few changes to the original Board approved plans that could possibly have impact on neighboring properties.

The Board voted unanimously to schedule a compliance hearing on September 12, 2019 at 6:00 to review the project with the McNaughtons.

Buchmayr

1086 NW Innis Arden Drive
Greenhouse

The project was to be reviewed at this meeting but is postponed until the September meeting so that a larger Board could be present, as well as all impacted parties.

September Building and Remodel Agenda

Buchmayr

Greenhouse
1086 NW Innis Arden Drive

TREASURER, Jeff Gough -

At the close of July, the Club Operating Checking balance was \$24,822, the Collections Savings balance was \$182,251 and the Asset Reserve Savings was \$277,138.

CLUBHOUSE, Brian Branagan –

Cheryl Malone took over as Clubhouse Manager in July. You can reach her for rental information at [206-542-5558](tel:206-542-5558) or reservations@innisarden.org.

July rentals included the Innis Arden Salmon BBQ hosted by the Innis Arden Activities Committee. There were also two Memorial Services held in the clubhouse during July.

GROUNDS, Jim McCulloch -

2019 Objectives for the Grounds Committee:

- Maintain and improve the existing lawn and planting beds around the Clubhouse
- Maintain the Innis Arden Main Entrance and other Innis Arden Entrances.
- Improve lawn areas by removing moss and re-seeding.

Work Items Completed Last Month:

- Main Entrance:
 - Weekly maintenance
 - Pruned low limbs obstructing stop sign at NW 188th and 15th NW
- Grounds:
 - Weekly maintenance

Work Items Scheduled this Month:

- Continue weekly maintenance of Grounds and Entrances

ROW Trees

- 18742 Ridgefield Rd. NW (One 30” Conifer): City has approved permit; work to be completed this fall
- 16904 14th Ave NW (Two 14” Conifers): City has approved permit; work to be completed this fall

- 18747 Ridgefield Rd. NW (One 18" Conifer, pine): Tree is obstructing views of uphill homes, who have agreed to pay for permit and removal this year due to IA Club 2019 budget constraints; beginning permit process

Other Items

- **Reminder: Please note requirements for use of Grounds by organized sport teams:**
 - **Fields are NOT reserved; use is on first come first serve basis.**
 - **At least one member of the team must be a member of the HOA.**
 - **Team must provide the Grounds Chairperson a copy of their Certificate of Insurance showing Innis Arden Club as additionally insured, prior to use.**

NATURAL RESERVES, Steve Johnston – August 2019 Natural Reserves Report

Mid-July through early August was very busy for walking in the Reserves, and enjoying beach access though Boeing Creek, though it was also a relatively quiet time for Natural Reserves management activity.

Seasonal invasive plant control proceeded as expected in several areas, with English Ivy and Himalayan Blackberry being the primary targets.

The trails were weed whacked as needed.

And, the new bridge across Storm Creek at the top of Eagle Reserve was completed, though handrails will probably be added on the north side in the near future.

ACTIVITIES, Maggie Taber –

Family Camp Out on the Lawn - Saturday, August 17th

Oktoberfest - Saturday, October 5th

Annual Holiday Party - Sunday, December 8th

2020 Rummage Sale - Saturday/Sunday, March 7-8

The 52nd Annual Salmon BBQ was a tremendous success! Despite the threat of rain, over 300 neighbors gathered for live music, great company and the delicious grilled salmon for which the event is famous. Huge shout out to Randi Fattizzi and Lella Norberg for chairing the event and all the volunteers that made it happen.

Family Camping on the Lawn will be Saturday, August 17th, 4 pm to 9 am Sunday. We'll provide BBQ, campers please bring a side to share. There will be food, games, ghost stories, campfire and a big screen movie! Jamie Holter is chair.

We are looking for new chairpersons for the Holiday Party. The Sanders family is retiring and would like to work together with the new family this year.

Our next Activities meeting will be Monday, September 9th, 7 pm at the clubhouse. We want to invite all new neighbors from the past several years to come and join us.

Shoreline Council of Neighborhoods:

Please see <http://www.shorelinewa.gov/our-city/neighborhoods/council-of-neighborhoods/con-minutes> for the meeting minutes from the Shoreline Council of Neighborhoods.

Meeting adjourned at approximately 7:30 PM