

INNIS ARDEN BOARD MEETING MINUTES
July 9, 2019

The meeting was called to order at 7:05 PM by President Easton Craft. Board members present: Cindy Esselman, Maggie Taber, Easton Craft, David Fosmire, Jeff Gough, Steve Johnston, and Brian Branagan.

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

PRESIDENT, Easton Craft –

Carlson litigation:

As previously noted, on May 17, 2019 the Court dismissed all of Carlson's claims against Defendants and Intervenor (the Club). The dismissal was with prejudice, meaning the claims cannot be brought again. The Court further held that monetary sanctions in the form of reasonable attorney's fees to be paid by Carlson were warranted because his claims were legally frivolous.

Carlson subsequently filed a motion asking the Court to reconsider its ruling. This required further briefing by the Club. After receiving all parties' briefs, the Court summarily denied Carlson's Reconsideration motion.

Now that Reconsideration is out of the way, there is a briefing schedule for a motion on determination of the sanctions amount that will be awarded to the Club. That motion will be decided without hearing. There is also a briefing schedule and an August 23 hearing date set for the Club's counterclaim and request for fees and fines beyond the sanctions award.

Meanwhile, despite his prior suggestions that compliance was in the works, Mr. Carlson has not come forward with any new information about a compliance plan nor has he responded to a request for a meeting among the parties on the date that he previously stated his arborist would be on the site.

Storm Creek: We are 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.

Hjelle: Despite prior assurances, there has been no movement forward since early May on compliance including an application to the City by Hjelle or her counsel. Hjelle's counsel recently responded to our attorney that no progress had been made because of Hjelle's health. In light of past unfulfilled statements by Hjelle, our attorney's opinion is that the lawsuit will have to proceed.

Lot Division Question: There have been a few inquiries to the Club concerning potential developments that would subdividing Innis Arden lots. The Club is/will be reminding that such proposals are subject to Covenants review and approval/disapproval. This requires submission for B&R review of plans showing what is proposed, including with regard to lot division, proposed residences, 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.

Tynan: Mr. Tynan has, as promised, made significant progress toward compliance. The Club's lawyer has therefore prepared papers dismissing the pending compliance lawsuit on the understanding that Mr. Tynan's progress will continue. We hope to have the lawsuit dismissed by the end of the month.

Hidden Lake: The City is planning a project potentially involving elimination of Hidden Lake. Our 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.

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 -

Leonhardi

18636 17th Ave NW

Master Bath addition to the southwest corner of the existing house.

The Board voted unanimously to approve.

Bundy

18747 Ridgefield Road NW

10 X12 Shed located on the south east portion of the site.

The Board voted unanimously to approve.

Lee

18784 Ridgefield Road NW

The Lee remodel that was approved at the December 2018 Board meeting, is no longer being pursued since the property is being sold. Once sold, the remodel approval will no longer be valid.

August Agenda:

Buchmayr

1086 NW Innis Arden Drive

Shed

Benett

18229 13th Ave NW

Addition of stairs to a deck

TREASURER, Jeff Gough -

This past month we finished off the transition between Cole Property and HDM. HDM is now set up and running with bookkeeping, AR, AP, payroll, and various other management duties.

We have reviewed the updated Swim Club Loan Guaranty and are in the process of executing it this week. We have also received the Memorandum of Understanding from the Innis Arden Swim Club related to their obligations to the HOA in exchange for the HOA's corporate guaranty. The MOU is aligned with the original understanding we had in place with the Swim Club and it is also being executed this week.

At the close of June, the Club Operating Checking balance was \$22,045, the Collections Savings balance was \$237,690 and the Asset Reserve Savings was \$277,124.

CLUBHOUSE, Brian Branagan –

Clubhouse:

Laura Taylor and I met with Cheryl Malone to turn over the Clubhouse Manger responsibilities in July.

Fred has agreed to continue as the Clubhouse cleaner through the end of the year. However, we will be limiting future weekend rentals to one per weekend as we do not have a cleaner to do an early morning cleaning for a quick turnaround of the Clubhouse for a second weekend rental.

We are interviewing several people who were referred to us as a back-up and to clean the club after rentals starting in January 2019.

The Clubhouse patio was steam-cleaned to prepare it for summer rentals.

In July, we will be replacing the doors to the table and chair closet to match those in the rest of the Clubhouse.

Rentals:

June was filled with Graduation parties. Innis Arden residents are encouraged to make June 2020 graduation party reservations soon as that is the most requested month.

Income was \$1650 with refunds at \$800.

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
 - Seasonal pruning
- Grounds:
 - Weekly maintenance

Work Items Scheduled this Month:

- Continue weekly maintenance of Grounds and Entrances

ROW Trees

- 1463 NW 186th St: (One 18" deciduous): Completed; final inspection approved by City.
- 18742 Ridgefield Rd. NW (One 30" Conifer): City denied hazardous tree assessment; permitting is with City.
- 16904 14th Ave NW (Two 14" Conifers): Permitting is with City.

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 –

Trails

The trails were weed whacked and overhanging branches trimmed as needed.

Eagle Bridge

The replacement bridge at the top of Eagle Reserve is now almost complete. A handrail should be added this weekend. The new short sections of trail connecting the bridge to the main trail will have gravel, handrails and steps added in the next couple of weeks.

Invasive Control

Garden Cycles crews have been ramping up seasonal invasive control work and are currently targeting Himalayan Blackberry and English Ivy in Running Water and Blue Heron.

Eagle Reserve Issue

A number of Alder and Maple trees at the far west end of Blue Heron, near Ronald's concrete and metal bridge at 17th Ave NW, have been gradually leaning and then falling into Heron Creek. This is primarily due to erosion. One of these trees has apparently uprooted the sewer line to a home in that area. Other trees appear to be leaning towards the creek in a way that is destabilizing the slope between the bridge and the west end of the creek. We will be contacting a geotec and an arborist to evaluate the situation.

Hazardous Tree

I forgot to mention this at the July board meeting. A large madrone tree, near the west entrance to Blue Heron Reserve suddenly snapped and landed across the trail in Blue Heron at the end of June. It had appeared healthy prior to this, and surprisingly there was no wind at the time this happened. It failed about 20 feet above the ground, at the main trunk. The entire crown of the tree toppled over, landing directly on the trail. The thickest part that hit the trail was about 18" in diameter. We chain sawed a path through the debris to make the trail passable again.

ACTIVITIES, Maggie Taber –

Save the dates:

Annual Salmon BBQ - Wednesday, July 17th

Family Camp Out - Saturday, August 17th

Oktoberfest - Saturday, October 5th

2020 Rummage Sale - March 7-8, 2020

This week is our 52nd Annual Salmon BBQ. Wednesday, July 17th from 5-8 pm. Tickets may be purchased via Brown Paper tickets or in person by check at the pool. Pre-sale pricing thru Sunday 7/14. Limited tickets available at the door. <https://www.brownpapertickets.com/event/4267330>
Please consider volunteering to help! <https://www.signupgenius.com/go/10c094aaaab2da0f58-51th>.
Any questions contact co-Chairs Randi Fattizzi and Lella Norberg.

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.

There will be no Activities Meeting in August. Our next 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.

Community Comments:

Discussion around the history of subdivisions. Questions around the costs incurred by the Club related to the current Carlson lawsuit. A community member wanted to thank another neighbor who did a wonderful job trimming some vegetation to restore views. People expressed their enjoyment of the new bridge in Eagle reserve.

Meeting adjourned at approximately 7:50 PM