

INNIS ARDEN BOARD MEETING MINUTES
November 12th, 2019

The meeting was called to order at 7:06 PM by President Easton Craft. Board members present: BJ Oneal, Jeff Gough, Steve Johnston, and Jim McCulloch,

Approved November meeting agenda and October meeting minutes (with no updates/edits).

**PRESIDENT, Easton Craft –
Carlson:**

Following Judge Shaffer's orders requiring Carlson to comply with the Club/arbitrator decisions and awarding nearly \$150,000 in attorney fees as CR 11 sanctions, Carlson fully brought his property into compliance (including height reduction of vegetation he maintained was on his neighbor's property pursuant to an agreement with his neighbor) and the parties were able to reach a full settlement resolving the dispute in its entirety. Pursuant to the agreement, Carlson is required to maintain compliance and must pay the Club \$180,000 in two installments. The first installment of \$90,000 was just received and the second installment will be paid around early May, 2020. Per the settlement agreement, Carlson and the Club will be shortly asking the Court of Appeals to dismiss Carlson's pending appeal.

Hjelle:

Judge Messitt heard the parties' cross motions for summary judgment on Friday, October 11, 2019. The following week, she entered an order denying both motions. She rejected Defendant Hjelle arguments that the Club decision was too vague and that the Club did not specify a compliance deadline, etc. She also denied the Club's motion, upholding the Club's authority but finding that there was an issue of fact precluding summary judgment in the Club's favor -- which meant that the case was set up to proceed to trial the first week of December 2019. However, the same day that Judge Messitt entered her order denying both cross motions for summary judgment, Defendant Hjelle brought yet another motion for summary judgment raising technical/procedural arguments, this time arguing that the Club's decision letter issued one day after the Board unanimously concluded at a hearing that the property was out of compliance was not separately voted on/approved by the Board. In light of all these developments and the Court's decision upholding the Club's authority, the Club voluntarily dismissed the pending lawsuit so that it could hold a further compliance hearing. That further hearing has not yet been scheduled because Defendant Hjelle filed a motion asking that the Court award her attorney fees despite the fact that she did not prevail on any issue(s) in the voluntarily dismissed lawsuit. The Club is awaiting a decision on the motion.

Miscellaneous Compliance Matters:

The Club has consulted counsel over the last month on several compliance issues including ones having to do with building/remodeling and vegetation.

Storm Creek:

The City continues to request a meeting to discuss "stakeholders'" potential contributions and next steps in light of the partial grant award received from King County Conservation District. The Club is happy to participate and we expect this meeting to take place in December.

VICE PRESIDENT/COMPLIANCE, Dave Fosmire -

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

Dave, Jim, and Steve will be consulting with one another and the club's counsel regarding various ROW tree challenges and how to interact with the city about such.

Compliance hearings for Sullivan (1250 NW 175th) and Hall (1240 NW 175th) regarding potential out of compliance trees which were scheduled for 11/14/19 have been postponed until a later date yet to be set.

**BUILDING AND REMODEL, Cindy Esselman -
B&R November Board Meeting:**

Joseph Remodel is postponed since we have not received a completed application at this time.

Buchmayr greenhouse
See below in Treasurer's report.

McNaughton property
See below in Treasurer's report.

Projects for December Board Meeting:

Zheng/Hoy
Garage roof alteration
18344 Ridgefield Road NW

Mercker
18009 13th Ave NW
Solar Panels

TREASURER, Jeff Gough -

A draft of the 2020 proposed budget was emailed out to the community on November 9th and was also distributed and discussed at the November 12th Board meeting. It included a side-by-side comparisons with the 2019 budget and the Jan-Oct 2019 performance to date for reference. I've considered feedback from the other Board members and also from the broader Innis Arden community. The newly revised 2020 proposed budget is neutral, netting out to just \$116 in the black.

The plan is to maintain annual dues at \$735. I'll be happy to elaborate further on 2019 performance at the annual meeting. The big headlines are that Legal expenses were quite high as we were unfortunately involved in multiple suits related to covenant enforcement. A healthy chunk of which we have recovered via a settlement agreement related to the Carlson suit, with more settlement funds due in mid 2020. But there are other legal matters which may well continue into 2020 which we have felt obligated to allocated funds for. Legal aside, most expense categories were roughly at or below budget.

Any funds remaining in excess of the 2019 budget will likely be made as a bulk contribution to our Asset Reserve fund just before year-end, but will fall short of the \$50,380 contribution we had budgeted for. Regardless, our Asset Reserve is still well-funded and we have a \$61,330 contribution allocated for it in 2020.

The latest financial statement through October has been posted on the website.

For your review, please find included the updated 2020 proposed budget that will be voted on at the upcoming annual meeting in January.

MOTIONS MADE

1) Buchmayr Shed Motion

I move that, as a follow up to the September 10, 2019 Board meeting and instructions to the Buchmayrs to provide screening of their shed, the Board resolve that the screening installed to obscure the Buchmayr greenhouse from the Moe's outlook is adequate and no further actions by the Buchmayrs are required.

Passed Unanimously

2) McNaughton Property Roof Motion

I move that, consistent with the September 12, 2019 compliance hearing regarding the McNaughton remodel, the current roof color on the McNaughton home was and is not approved by the Board and that the Board direct the McNaughtons to bring the roof into compliance with the Board's decision approving the remodel by replacing or covering the white PVC portions of the roof with a darker Board approved color consistent with the Board's original decision approving the remodel as soon as possible but no later than December 31, 2019. If roof compliance is not achieved by December 31, 2019, then fines will begin to accrue at a rate of \$50 per day thereafter until compliance is reached to the Board's satisfaction.

Passed Unanimously

3) McNaughton Roof Ridge Trim Color Motion

I move that the white trimmed fascia board along the upper ridge of the McNaughton roof is practically, effectively, and visually part of the roof which is not compliant with the Board's original decision approving the remodel and should also be altered to a darker Board approved color consistent and harmonious with the approved roof color by December 31, 2019. If trim color compliance is not achieved by December 31, 2019, then fines will begin to accrue at a rate of \$50 per day thereafter until compliance is reached to the Board's satisfaction.

Opposed unanimously

SECRETARY, BJ Oneal –

Due to the delay in receiving president meetings minutes last month as a result of various legal happenings for Easton Craft, we will be combining the meeting minutes from last month (October) with this month (November). Of note, however, the October meetings minutes were posted to the website last week.

Can all neighbors who would like something to be posted in the bulletin (e.g., counsel of neighborhoods, activities committee) please go through the secretary (i.e., me) before sending anything to the communications liaison, Cheryl Malone?

Cheryl Malone and I have spoken about ways to improve the clarity and efficiency of sending only electronic bulletins to neighbors who have opted out of receiving paper bulletins. At this point, that system is fairly cumbersome so our apologies for missing the mark on only sending a digital version of bulletins the last couple of months. We will be meeting on 11/21/19 to review the current process of opting out and hopefully improve that process. In the meantime, however, we will still try to do our best to only send a digital version of the bulletin to those who have opted out.

Cheryl Malone, Brian Branagan, and I will be meeting soon to discuss final steps for completing the Innis Arden website.

This year's Annual Meeting is coming up on 01/15/20 and we need several volunteers to help with that process. All of those who are interested in volunteering are asked to contact BJ Oneal for further information.

We will have 3 board positions coming open for this next term (and thankfully Jeff Gough, Steve Johnston, and Dave Fosmire have all expressed a plan to re-run) so any interested individuals are encouraged to contact any current board member or access information on the website about running for, and serving on, the board. Here is an excerpt from the bylaws that helps explain the process of running for the board, but please do not hesitate to contact a current board member for further information about the process:

Members who wish to be candidates for Director positions and who wish to have their names appear on the official ballot shall notify the Secretary in writing not later than the stated Board of Directors meeting the month before the Annual Meeting (the December 2019 Board Meeting – 12/10/19). Additional nominations may be made from the floor at the Annual Meeting by a qualified member. The nomination must be seconded and with the consent of the nominee. The additional nominees shall be presented with the slate at the Annual Meeting. The Secretary shall formulate and mail an official ballot to each member at his or her address of record not later than two weeks prior to the Annual Meeting. Each candidate may publish a personal statement regarding his or her candidacy in the Bulletin mailed to the address of each member of record at least two weeks prior to the Annual Meeting. The maximum length of the personal statement is 300 words and shall be equal for all candidates.

**CLUBHOUSE, Brian Branagan –
Clubhouse Report for October 2019**

We are investigating the source of random puddles that are showing up in the kitchen. There appears to be nothing immediately next to the dishwasher, fridge or freezer nor a leak from the roof.

Also, we are planning to order 4 - 48" and 1- 60" table from Costco to replace damaged ones so that we match the number of tables listed on the website.

Rentals:

For the month of October, the Clubhouse had six rentals. The Innis Arden Activities Committee hosted Octoberfest. There were three resident rentals and two non-resident rentals.

For 2020 rentals, there will be a limit to one rental a weekend. Residents will have priority so long as the application, rental agreement and fee are turned in. Rentals cannot be reserved more than 12 months in advance. December 2020 reservations open on Dec. 1, 2019.

If you are interested in renting the clubhouse for holiday events, please contact Cheryl Malone at [206-542-5558](tel:206-542-5558) or reservations@innisarden.org.

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.
 - Repaired timer lighting
 - Winterized irrigation system

- Grounds:
 - Weekly maintenance; reduced mowing frequency.
 - Winterized irrigation system.
 - Cleared “triangle area”, Springdale and 14th NW

Work Items Scheduled this Month:

- Continue weekly maintenance of Grounds and Entrances.
- Begin pruning of maples and clean-up of fall foliage.
- Finish clearing of debris in “triangle” area.

ROW Trees

- 18742 Ridgefield Rd. NW (One 30” Conifer): Trees removed 9/3/19; replant dependent on replacement tree availability.
- 16904 14th Ave NW (Two 14” Spruce): Trees removed 9/10; replant dependent on replacement tree availability.
- 18747 Ridgefield Rd. NW (One 18” Pine): Permit approved; removal scheduled for November 14. Homeowner has agreed to pay for all costs for this work.
- 18522 Springdale Ct (One deciduous): Permitting and removal scheduled for next year.

Other Items

- No other items.

NATURAL RESERVES, Steve Johnston –
Trail Maintenance

The trails were weed-whacked as needed by Adrian and crew. A new handrail was added to the lower bridge in Eagle Reserve. The do not trespass sign attached to a post on the maintenance trail below the Ronald Sewer bridge in Blue Heron was re-installed after being knocked down by vandals.

Invasive Control

Garden Cycles has been continuing with our invasive plant control program, working on ivy and blackberry, and also preparing areas for fall planting, which will occur in November.

Hazardous Tree Activity

Three alders that had fallen (or were about to) were removed from above the Ronald Sewer bridge on an emergency basis before they could clobber the bridge (and anyone walking on it). This action was approved by the City.

ACTIVITIES, Maggie Taber –
Save the dates:

NOTE CHANGE - Holiday Decorating Party - Tuesday, December 3rd
(don't want to compete with Monday Night Football!)
Annual Holiday Party - Saturday, December 7th
Innis Arden Community Resource Fair - February, 8
2020 Rummage Sale - Saturday/Sunday, March 7/8

Rummage Collection has begun! Time to clear out those closets and garages of those treasures you'd like to re-home.

Upcoming dates and times for collection:

Saturday, November 16, Noon - 2pm

Monday, November 18, 11am - 1pm

Tuesday, December 10, 11am - 1pm

Saturday, December 14, Noon - 2pm

Some guidelines for items we collect:

Donations Needed – in clean, sellable condition. Bedding and linens, books, clothing (clean, no major spots), collectables, furniture, holiday items, household goods, housewares, glassware, jewelry (costume and real), small working appliances, tools, toys, games, stuffed animals. Sporting goods. Furniture in good condition.

Cannot Accept: computers, monitors, printers, copy/fax machines, TVs, stereos, speakers. Mattresses, box springs, bed pillows, bed frames, adult skis, adult ski boots. No major appliances like washers, dryers, refrigerators or ovens. No sinks, toilets, microwaves, encyclopedias, car batteries. Please contact Maggie Taber, Rummage Chair, with any questions.

Our next Activities Meeting ****NOTE DATE CHANGE**** is Tuesday, December 3rd. We will meet briefly at 7pm, then move on to decorating the clubhouse. Please join us!

The theme for this year's Holiday Party is Festive Sweaters! The party is Saturday, December 7th from 4-7 pm. Come join the fun! Chairs Kelly and Julie Sanders have been running the Holiday Party for several years - they are hoping to mentor some new volunteers to keep this great annual tradition going!

A new event for next year will be the Innis Arden Community Resource Fair. Saturday, February 8th, 10am - 1pm. We will have tables with info on the Swim Club, New Mom's Group, Disaster Preparedness and others.

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 8:45 PM