



Innis Arden Club, Inc. P

Board Members

President-Mike Jacobs

Vice President-Carol Solle

Secretary-Harley O'Neil

Treasurer-R. L. Smith

Activities-Shelley Watson

Building & Remodels-
Wendy Higgins

Clubhouse-Al Wagar

Grounds-Ewa Sledziewski

Reserves-Maggie Taber

Next Board Meeting
September 14, 2004.
Agenda on page 7
**Notaries present for
covenant amend-
ments. See page 5.**

Remodel:
Whelan - patio &
landscaping
17756 17th NW



Tennis team (above) Junior Tennis Team (below). See page 5.
Photos by Laura Decker.



INNIS ARDEN BOARD MEETING MINUTES

August 10, 2004

Board Members Present: Michael Jacobs, Carol Solle, Harley O'Neil, Al Wagar, Maggie Taber, Shelley Watson, and Wendy Higgins. R.L Smith and Ewa Sledziewski were out of town and excused. About 40 Shareholders attended.

The meeting was called to order by Michael Jacobs, President at 7:05 p.m. Michael asked if the Board members had reviewed the July 13, 2004 minutes and asked if there were any corrections. **Action Taken:** Al Wagar moved and Carol Solle seconded that the minutes be approved as written. Motion carried 7 - 0.

Committee Reports:

Building and Remodels:

A. Damon Helland – Construct deck on front of house. Wendy Higgins explained that Mr. Helland had applied to the Board to construct a deck on the front of his house and that the Board members had viewed the location of the deck. Damon Helland was present as Wendy asked if there were any concerns from the community. No one responded. **Action Taken:** Shelley Watson moved and Carol Solle seconded a motion to approve the application to construct a deck at 17714 -17th Ave. N.W. Motion carried 7 - 0.

B. Darryl and Shari Lewis - Remodel existing residence at 1445 N.W. 186th Street. Wendy Higgins introduced Darryl to the Board. Michael Jacobs welcomed him to the community as a new homeowner. Wendy stated that the Board members had reviewed the building plans and had walked the property. She asked if there were any concerns from those present. There was no response from the audience. **Action Taken:** Wendy Higgins moved and Carol Solle seconded a motion to approve the remodel as presented. Motion carried 7 - 0.

C. Thad Saleska – Carport conversion to garage with garage door. Wendy Higgins explained that the Saleskas wished to enclose their carport and install a garage door. John Hollinrake asked if the two trees blocking his view had been removed. Shelley Watson responded that one of the trees had already been removed and the second one is scheduled to be removed. Wendy asked if there were any other concerns on this project. No one responded. **Action Taken:** Al Wagar moved and Harley O'Neil seconded that the application to enclose the garage at 18252 14th N.W. be approved along with the condition that the view blocking tree be removed. Motion carried 7 - 0.

D. Fran Lilliness – Construct a concrete patio in backyard and north side of house as well as a small patio near the back door. Wendy Higgins explained that the Board members had been to Fran's house to see the changes requested. Wendy asked if there were any concerns from the audience. There were none. **Action Taken:** Carol Solle moved and Harley O'Neil seconded a motion to approve Fran Lilliness' request to install the concrete patios in her backyard at 17730 14th N.W. as described in her application. Motion carried 7 - 0.

Proposed Compliance Procedures

Stacey Pederson had been asked to come to the August 10, 2004 Board meeting to explain the process being proposed by a committee of Innis Arden shareholders who volunteered to work on the project. Stacey started her talk by explaining that the Procedure being presented is totally voluntary. No one has to use the process, but the committee believes individuals will avoid legal expense if they can reach agreement through this process. Stacey went on to say that the procedure as proposed started by using ideas from the Bylaw amendment presented last year but excluding the fines. As the procedure was worked and reworked the committee slowly became convinced of its potential for success. Michael Jacobs announced that Peter Eglick had e-mailed Board members late that afternoon his comments regarding the procedure. There were a number of areas that he had suggestions for change. Most were minor, but there were a few areas that would be more controversial. After discussing these items one by one it was decided to hold another meeting on August 24, 7:00 p.m. at the club house.

Meeting Adjourned at 9:00 p.m.

Respectfully submitted,

Harley O'Neil, Jr., secretary

CITY OF SHORELINE COMPLAINT AND LEGAL COSTS

The bad news is, eight anonymous Innis Arden residents filed complaints regarding hazardous tree removal to the City of Shoreline. As a result, on May 4th the City fined the Club \$16,500 plus mitigation requirements with its "Notice and Order to Correct".

The good news is, on July 27th, the City rescinded its "Notice and Order to Correct" and now acknowledges that the Club was in compliance with Shoreline Municipal Code.

The bad news is, the legal bill is \$30,000.

"Why didn't the Club just pay the \$16,500 fine to avoid the \$30,000 legal bill?"

The City was going to require that Innis Arden mitigate the 'damage': For example hire qualified experts to identify the critical areas and the critical area buffers, prepare a restoration/mitigation plan acceptable to the City, submit the restoration/mitigation and vegetation management plan to the City of Shoreline and pay the fees associated with the plan review, then implement the approved restoration/mitigation plan.

So, in addition to the \$16,500 fine, Innis Arden would have been required to spend as much as \$75,000 or possibly more in additional fees and costs for permits, reforestation, geotech reports, arborists' reports, etc. for a five year mitigation plan. These costs would well exceed attorney's fees.

Of course, the Club's decision to stand its ground in the face of the City's unwarranted demands was based on more than a dollars and cents analysis. Paying the fine and agreeing to the other City-dictated expenditures would have sent the wrong message to the City: That Innis Arden is weak with

regard to defending its property rights and that the City does have the right to trespass and to extend its power beyond City code.

“How is the Club going to pay for the legal bill?”

The Board is considering several options:

- File a claim with the hearing examiner to recover legal fees from the City. (See below.) This would require Mr. Eglick’s services and more attorney's fees.
- Solicit voluntary contributions. During the Innis Arden v Binns lawsuit in 1984-87, over \$70,000 was collected voluntarily.
- Assess the community

If you wish to make a donation to the legal defense fund, make checks payable to the Innis Arden Club, Inc. and send them to:

Innis Arden Club, Inc.
Attn: Legal Defense Fund
P.O. Box 77738
Seattle, WA 98177-0738

On August 9, Mike Jacobs initiated an **email vote** with the following message:

Board Members: Peter Eglick is suggesting that the Club file a motion with the Hearing Examiner requiring the City to reimburse the Club for attorney's fees as the "prevailing party". All those in favor? **Action taken:** 5 in favor; 3 not voting.

Progress Report on Covenant Amendments

(updated 07/14/2004)

| Innis Arden: | I | II | III |
|------------------------------------|----|-----|-----|
| Shareholder approvals needed | 60 | 150 | 150 |
| Remove Racial Restriction | | | |
| Shareholder approvals obtained | 8 | 21 | 23 |
| Allow Sheds in Setback | | | |
| Shareholder approvals obtained | 6 | 24 | 9 |
| Remove One Dog/One Cat Rule | | | |
| Shareholder approvals obtained | 6 | 18 | 4 |
| Allow Irrigation Wells | | | |
| Shareholder approvals obtained | 5 | 26 | 10 |

See the March and May 2004 Bulletins, available on our website (<http://www.innisarden.com>) for the reasoning behind each amendment, and see <http://www.ecy.wa.gov/pubs/swr9690.pdf> for "Homeowner's Guide to Well Construction."

We need to move ahead on these. Notaries will be present at 6:30 pm at the September 14 meeting. Forms are available from our website or from Carol Solle, 542-4978.

THE SALMON BARBECUE IS COMING

The Salmon Barbecue committee is looking forward to this year's annual barbecue which will be Innis Arden's 51st year. Besides barbecued salmon, we will again have wonderful salads, fruit, bread, and homemade desserts. We would like to provide activities for the younger children. Any students interested in leading activities such as face painting, volleyball, crafts, and other games please contact chairs Shelley Watson 542-4369 or June Howard 542-8177. Sherry Miller will be designing the flower arrangements. Please deliver your flower donations to her on Thursday or Friday or pick up can be arranged. Please mark your containers if you need them returned. Volunteers for set up, kitchen duty, and clean up are still being accepted. Many hands make light work and its fun! The committee looks forward to seeing everyone at the barbecue.

WHAT A SUMMER IT WAS, SUMMER TENNIS 2004!!

Coaches Sean Kelly and Justin Michelson had 81 kids in their classes this year.

There was much excitement having a varsity tennis coach here for the tennis team this year. With smaller classes for our HS players there was more one on one time with opportunities to work on specific goals. Our younger players got some wonderful coaching and a lot of time hitting the ball.

There were 17 players on the tennis team this year with many returning players. Our season consisted of matches against Blue Ridge, Klahaya, Mill Creek Country Club, and Harbor Square. The end of the season tournament was held on Aug 4th with the girls playing @ Klahaya and the boys playing @ Harbor Square.

Justin took on the job of forming a junior tennis team consisting of players ages 11 and under. They had great experiences playing against Klahaya and Blue Ridge, as well as intramural matches for practice. Much progress was made in serving and doubles play with a few of the players going to local tournaments.

Our end of the season party was a winner with all participants receiving blue INNIS ARDEN TENNIS visors. Coach Sean gave a skills checklist to every player with notes on what to work on for the upcoming season. There were awards and prizes given in each class with root beer floats enjoyed by all after the presentations.

We look forward to both of our coaches returning next year so look for the registration forms in the April bulletin.

Thanks to all

Kimber Bang and Heidi Nelson

PS There are items/clothing in the lost and found at the tennis court. Please call Kimber at (206) 533-9275 if you have questions.

The Activities Committee would like to thank Kimber Bang and Heidi Nelson for all of their time and effort in organizing and supporting the youth's tennis program. Through their work they have promoted the program to new heights. This year the younger children were given opportunity to play actual games while the older students continued developing their skills. We are so fortunate to have these ladies involved in our neighborhood!

OCTOBER WILL BE BUSY MONTH IN INNIS ARDEN

For October, the Activities Committee is planning 3 different events:

1. Men's Night Out –October 1st

Roger Lowell, chairperson, is organizing a fun night of poker, peanuts and brew. Call if you are able to help him with setting it up!

2. Oktoberfest- October 16th

Tracey Landboe, chairperson, is planning this adult-only event. Plan on eating yummy bratwursts with some great brew. Volunteers are needed...

3. Children's Halloween Party

Jeri Jacobsen, chairperson, has lots of fun in store for young children ages 8 and under. Have the little ones dress in costume and be treated!

ANOTHER MONTH GOES BY AND WE ARE STILL LOOKING FOR CHAIRPERSONS...

(Without Chairpersons, we cannot offer events! Ask a neighbor to co-chair an event with you or we can help find a co-chair)

The Activities Committee is looking for volunteers to chair two of our traditional events: the **HOLIDAY PARTY** and the **RUMMAGE SALE**. The HOLIDAY PARTY is scheduled for December 5th (Sunday) and the RUMMAGE SALE is approximately the first week in March (2005).

No action is needed on these events until the fall. The Activities Committee has notebooks for each event providing valuable information of how past events were accomplished. If you would like to chair one of these events or possibly co-chair, please call Pam Smit (533-0240). The AC will be glad to support the new chair's efforts!

NEXT ACTIVIES COMMITTEE MEETING

If you have been thinking about becoming more socially involved in the neighborhood come to one of our activities' committee meetings. We try to have monthly meetings (look in the bulletin for time & location). We will be having our next meeting on September 13th at 7:00 p.m. at June Howard's home. Come meet some neighbors and join the fun.

Agenda for September 14 Board Meeting

Approve minutes

Committee Reports

- A. Treasurer
- B. President/Vice President
- C. Secretary
- D. Building and Remodels
 - . Whelan - Patio and landscaping
- E. Activities
- F. Grounds
- G. Clubhouse
- H. Reserves

Board Agenda

- A. Vote on adopting the proposed process for covenant compliance.
- B. Discuss current financial situation (legal bills and a failing retaining wall) and the possibility of assessing shareholders.
- C. Discuss amending our Bylaws to be compliant with RCW 23B and RCW 64.38.
- D. Discuss amending our Articles of Incorporation to disallow cumulative voting and reducing quorum requirements for shareholders' meetings to one third.

Community Comments

NNIS ARDEN CLUB
P.O. BOX 77738
SEATTLE, WA 98177-0738

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COMING EVENTS

Compliance Committee Meeting

7:00 pm, August 24, Clubhouse

Activities Committee Meeting

7:00 pm, Sept. 13, June Howard's
home

Board Meeting

7:00 pm, Sept. 14, Clubhouse

Men's Night Out -Oct. 1

Octoberfest - Oct. 16

Children's Halloween

Party

RETURN SERVICE REQUESTED