

INNIS ARDEN BOARD MEETING MINUTES
February 9, 2021

The meeting was called to order at 7:04 PM by Jeff Gough. Board members present: Jeff Gough, BJ Oneal, Dave Fosmire, Cindy Esselman, Jason Barth, Mary Ruhlman, Maggie Taber, Steve Johnston, and Bruce Vincent.

PRESIDENT, Jeff Gough –

Currently working with counsel on potential bylaw and policy revisions/updates that have been suggested to clarify and improve functionality, some prompted by the pandemic. This includes changes related to the threshold for reaching a quorum of HOA members at the annual meeting in addition to electronic notices and voting. Work is also going forward on a policy and accompanying bylaw update concerning solar panels to further define and establish a framework for review and approval under Covenant 4 and the provision of the HOA Act concerning solar panels. Once proposed changes are made, they will be brought before the Board and community for review and comment. They will then potentially be voted on at the following month's Board meeting to allow proper time for neighbors to be made aware and provide feedback.

Storm Creek: On 2/4 Club counsel met by Zoom with Ronald District counsel, the City Attorney, and the Neighbors' Attorney. In advance of the meeting Club counsel had forwarded revised versions of the City's draft Agreement and draft Easements, based on review by both Peter Eglick and the Club's consulting real estate attorney. There are still issues to be resolved including the wording and scope of mutual releases, easement terms, and mechanisms for a Club role in review and approval of the final plans for the project (to ensure no major surprises). After a 90-minute discussion there were still outstanding issues, but the general consensus is that we are close and that all parties want to make this work and the project to proceed expeditiously. The City will be circulating proposed responses/revisions to the agreement terms and those will be reviewed by the Club's attorneys once received.

VICE PRESIDENT/COMPLIANCE, BJ Oneal –

The compliance committee met today (02/09/21) to discuss the active compliance matters and ways to work toward proactive voluntary compliance for view restoration/protection. Two specific ideas include (1) periodic reminders and suggestions for how neighbors can be maintaining their vegetation and (2) developing a short (e.g., one-page) informational sheet for new neighbors to receive from the welcome committee that explains key elements of the compliance process in Innis Arden.

Regarding neighborhood safety, a neighbor (who lives on 15th Ave NW) contacted me last week indicating that their cars have been broken into four times since March of 2020 when they moved into the home. Other neighbors have shared stories of increasing crime in our neighborhood. Please be on the lookout for your neighbors and report any suspicious activity to the police! We may be working on getting a small committee together to talk about ways to improve security within our neighborhood here soon.

BUILDING AND REMODEL, Cindy Esselman –

Hope Residence

17011 12th Ave NW
Solar Panel and new roof installation

The proposed project consists of 37 solar panels with 20 of which on the eastern facing roof. In addition to the solar panels a matte black metal roof was proposed.

The discussion focused on the proposed solar panel placement and alternatives as impacting the western outlook of the eastern neighbor.

The following motion was made, seconded and approved unanimously.

Approve the solar panel installation at 17011 12th NW with the condition that solar panels not to be placed on the eastern roof. Updated placement plans are to be submitted to the Building and Remodel Chair for final Board approval before installation.

The following motion was made, seconded and approved unanimously.

Approve the proposed matte black metal roofing.

Puetz/Heng
17259 13th Ave NW
Rebuild

The discussion of the project focused on the impact of the height and massing of the proposed roof on the outlook and view from neighboring properties.

The following motion was made, seconded and approved unanimously.

Approve the proposed plans with the following conditions.

- The roof to be lowered in height by 18” from the current submitted application.
- Updated plans are required to include the revisions to the master bedroom deck plan.
- Updated plans are required to reflect that the roofing material is not approved with this submittal.
- Surveyed height of the story poles and current house structure are required. The surveyed heights of the new construction are also required to verify accuracy and adherence to the Board approved plans.
- For final Board approval, updated plans are required to be submitted to the Building and Remodel Chair for Board review and signature.

Building and Remodel March Agenda:

Wilcox
17001 14th Ave NW
Remodel

Sheldahl
1521 NW 188th St
Remodel

Runions
17759 13th Ave NW
Solar Panels

TREASURER, Jason Barth -

At the close of January our Operating Checking was \$13,403, Collections Savings was \$12,162, and the Asset Reserve Savings was \$441,135.

SECRETARY, Dave Fosmire –

No report this month.

CLUBHOUSE, Mary Ruhlman –

A big thank you to exiting Clubhouse chair, Brian Branagan for meeting twice with me to walk through the clubhouse with our maintenance and a follow up zoom with our clubhouse manager. He has been a wealth of knowledge and very helpful in this transition!

There are no scheduled Clubhouse rentals in the near future.

If you have questions about renting the clubhouse after King County enters a re-opening phase that permits rentals, please contact Cheryl Malone at 206-542-5558 or reservations@innisarden.org.

GROUNDS, Bruce Vincent –

On January 27th, Jim McCulloch formally handed off all grounds and maintenance responsibilities, many well-organized files and records, past documents/drawings/plans and monthly meeting signage. A thorough walk thru of the grounds with both Jim & Adrian (AS Landscaping) occurred afterwards. All of us should give thanks to Jim for his many accomplishments in both maintaining and improving the grounds and entrances these past years.

Grounds:

*Weekly maintenance and seasonal pruning continuing during February.

*New bark will be added to both the turn-around island and the planter just east and adjacent to the tennis courts this month.

Main Entrance:

*Weekly maintenance and seasonal pruning continuing during February.

Other Items:

*Retaining Wall Replacement: Will continue to review options to present to the board for review and comment.

*Parking Lot Railing: Repairing the railing and detailing a possible added steel post repair/cap retrofit will be studied. The existing posts and railings are extremely heavy duty and may have a long lifetime if a repair and reinforcement detail can be developed in the near future.

NATURAL RESERVES, Steve Johnston –

Trails and Maintenance

The new trail section east of the new bridge in Eagle reserve now has gravel and steps. Handrails will be added in the future. The steps at the east end of Running Water reserves were repaired and re-graveled.

Hazardous Trees

We removed a hazard tree in mid-Blue Heron.

Planting and Invasive Control

The native plant crew continued with seasonal mulching, culling, and invasive control.

ACTIVITIES, Maggie Taber –

Save the Dates:

Egg Scramble (Version 2021) - Saturday, April 3rd

Salmon BBQ - TBD July 2021

The Egg Scramble - Version 2021 - is set for Saturday, April 3rd at 10 am. We are working on ideas for a Covid-safe event with social distancing to provide some fun for the kids. Any suggestions, please let us know. Mike Konopinski is leading the effort.

We are working on some ideas for Spring. If you have any suggestions for social events and activities, let us know!

Please join us at our next meeting on Monday, March 1st, 7pm via Zoom!

Meeting was adjourned approximately 8:54PM.

Other Important Information:

It's that time of year to prune your vegetation to maintain your neighbor's year-round views of the Puget Sound and Olympics. Please do your part as a neighbor to comply with the covenants and also reduce the burden on the Compliance Committee from needing to enforce pruning requirements.