

INNIS ARDEN BOARD MEETING MINUTES

July 13th & August 10, 2021

The meeting was called to order at 7:05 PM by BJ Oneal. Board members present: BJ Oneal, Bruce Vincent, Omar Nur, Cindy Esselman Mary Ruhlman, & Maggie Taber.

PRESIDENT, BJ Oneal –

July Board Meeting:

-It is the goal of the board to return to in-person board meetings beginning in August. Our intent was to have this board meeting in-person but there were several board members out of town and so the only way to achieve a quorum was to have it by Zoom. We hope not to make a habit of doing that, however, it is a viable alternative when necessary.

- Cindy made a motion, seconded by Maggie, to appoint BJ Oneal to fill the vacant presidency slot due to Jeff Gough moving out of Innis Arden. The motion was unanimously passed.

- Cindy made a motion, seconded by Maggie, to appoint Innis Arden resident, Omar Nur, to the board. Omar will fill an “at-large” position and the Vice President position will be vacant for the time being.

- Bruce will now be filling in as Compliance Committee Chair with the understanding that all members of the expanded Compliance Committee will be sharing the workload from now on.

- The HOA board and Innis Arden Swim Club (IASC) board have been in communication about various topics this past month, including the IASC winter operations which the HOA board voted against at the last board meeting. BJ and Alecia Craft (IASC president) have had a recent telephone call and will continue this discussion, likely with both boards present, within the near future.

- The compliance hearing regarding the property at 17730 14th Ave NW is cancelled due to the owner of that property removing her banner/sign and agreeing to not put the sign back up in the future. The owner of that property has agreed to sign an agreement with the board toward this end which will be occurring within the near future.

- The new owner of the property located at 933 NW Richmond Beach Road, who inherited the ongoing compliance matter for that property, has been in contact with the board and appears motivated and interested in bringing the property into compliance. BJ and other Compliance Committee members will be meeting with the new owner within the coming week(s) to further address the ongoing compliance matter.

August Board Meeting:

During the open meeting portion of the executive session on 07/22/21 the Innis Arden Club HOA unanimously approved the motion to have BJ sign the agreement with the city and various IA neighbors in order to proceed with the Storm Creek resolution and repair as reviewed and approved by attorney John Coe. That agreement was signed/notarized and returned to the city on 08/06/21.

IAC HOA and the IASC board have been working diligently toward an agreement for winter swim operations and the following motion was made, seconded, and unanimously passed: “I move that the Innis Arden Club HOA Board approve another one-year trial term, with the same insurances

and indemnifications that were present last year, for the Innis Arden Swim Club to rent/sub-lease the pool to Shorewood High School between the period of August 2021 and February 2022 dependent upon the agreement to revise the existing IAC/IASC lease.”

With regards to a revision of the IAC/IASC lease, IAC has hired consulting attorney John Coe to provide an initial analysis of the existing lease and ways to improve said lease. BJ and Alecia (IASC president) as well as the respective boards will continue active discussions toward this end.

The board made a motion, which was seconded, and unanimously voted to hold 1-2 executive sessions this month.

COMPLIANCE, Bruce Vincent–

Reorganization:

- *Given the backlog of outstanding compliance items, the Compliance Committee has agreed to spread the workload will all Board Members.
- *Properties with long outstanding compliance issues are now ranked on a FIFO basis (First In First Out), therefore the oldest are now first on the list and given the highest priority.
- *A total of 10 petitioned properties with unresolved compliance issues are the Committee’s main focus. 18760 Ridgfield Road NW is #1 on the list. (Note: The address and the names of the current/former owners were all noted during the meeting)
- *A total of 7 pre-petition properties have come to the committee’s attention and voluntary compliance on those properties is actively being sought after.
- *The Committee is also working on gaining voluntary compliance on properties that will be going on the market for sale.
- *The compliance process for the 10 petitioned property owners is being overseen by IA Counsel.
- *Daily fines of up to \$50/per day will be applied to non-compliant properties as is needed.
- *The Committee will continue to seek voluntary compliance. However, it will not look favorably on any failure by property owners to voluntarily comply.

Executive Session:

The following motion was made, seconded, and passed unanimously by the Board.

I move to hold one, or two Executive Sessions in the month of July to discuss the Storm Creek Agreement, IASC noise and sublease issues, and outstanding compliance issues and procedures.

BUILDING AND REMODEL, Cindy Esselman –

July Board Meeting

Wenoker/Mason

16921 14th Ave NW

Deck extension

The project is mainly an interior remodel with a reconfiguration and expansion of an existing deck. The new deck will extend along the north side of the property and to the west. The extreme most point of the deck will not intrude into the 10’ side setback. The northeast portion of the deck will also have a canopy beam that supports a privacy screen. The deck railing will be steel cables. All neighbors have signed off with no concerns.

The following motion was made, seconded, and unanimously approved.

Approve the proposed deck rebuild and extension located at 16921 14th Ave NW

Note: As a reminder to homeowners, if you are planning to construct or place a shed on your property, the project needs to be approved by the Board before construction can begin. Please contact the Building and Remodel Chair with any questions.

August Board Meeting

Solar Panel project that was on the agenda for tonight is now scheduled for the September Board meeting.

Solar Panels
Wright
1304 NW 188th

As a reminder, neighbors planning any exterior alterations to your home that enlarges the footprint or height require Board approval before any work can proceed.

In addition, but not limited to, other projects that require Board approval: garden sheds, gazebos, covered patios, decks, solar panels, swimming pools, sports courts, changes in site typography, or any plans proposing view blocking vegetation and any other site alteration or structure that would impact the outlook from neighboring properties.

Those projects that do not require Board approval are, Repair or replacement with like or similar materials, i.e. roofs, windows, exterior doors, siding and gutters. Repair or replacement, with no change in footprint with like or similar materials, of patios and decks. Exterior painting, if earth tone or neighborhood harmonious colors are used. Fences and gates, unless the fence or gate materials and or height affect the outlook of neighboring properties.

As a reminder the building side setbacks for Innis Arden are 10' and rear setbacks are 25'. Front setbacks vary between 20' to 50', depending on the street. Those setbacks are found on the original plat map and can be verified by the Building and Remodel Chair for project planning. A plot map has been recently scanned and will be posted soon on the website for reference. Please refer to Covenant 3, Building Limits, for more specifics.

More information can be found on the website under the Building and Remodel tab. Refer to the *Homeowner's Guideline for Remodels, New Construction & Site Alterations* and the *B&R Policy Statement* as well as the *Innis Arden Covenants* for more detailed information. Please reach out to the Building and Remodel Chair with any questions or help with a project.

TREASURER, Jason Barth –

At the close of June, our Operating Checking was \$62,927, Collections Savings was \$162,168, and the Asset Reserves Savings was \$441,153.

At the close of July, our Operating Checking was \$12,418, Collections Savings was \$162,170, and the Asset Reserves Savings was \$441,157.

SECRETARY, Dave Fosmire –

No Report.

CLUBHOUSE, Mary Ruhlman –

The Clubhouse has been busy! We have honored a few non-resident rentals rescheduled from 2020 but are currently limiting clubhouse rentals to Innis Arden members only.

A refrigerator repair was needed in July, and we will be looking to replace the fridge soon.

Reminder to residents that our dumpsters are for swim and clubhouse use only. A couch was recently left in the dumpster causing overflow and an unnecessary hassle for volunteers working the salmon bake.

July and August rentals totaled: 7

Upcoming rentals for September: 4

If you have questions about renting the clubhouse, please contact Cheryl Malone at 206-542-5558 or reservations@innisarden.org.

GROUNDS, Bruce Vincent –

Grounds:

- *Weekly maintenance and seasonal pruning continued during June.
- *Grass cutting will continue during the growing season.
- *Irrigation of all grounds areas will continue for the entire season. A persistent problem with the main irrigation valve operation was diagnosed expertly repaired by Northern Waters on July 8th.
- *Overgrown vegetation in the NW corner, extending from the Petanque Courts to the fence line is being removed and cleaned up. This is part of an overall effort to improve security by improving overall visibility for IA Residents while using the Clubhouse grounds.

Main Entrance:

- *Weekly maintenance and seasonal pruning continuing during June.
- *Still monitoring the non-resident activity, near the south side of the entrance by the new cedar fencing. AS Landscaping is adding IA No Trespassing signage and will continue to clean up litter as needed.
- *New cedar fence (SE off 18533 8th Ave NW): staining still pending.
- *Ballard tree removed a severely leaning tree SW side. Any stumps will be ground flush.

Grounds Capital Improvements:

- *NW Wood Crib Retaining Wall: Aspect Consulting completed and issued the Geotechnical Report on June 30th. We are evaluating options of either a replacement Mechanically Stabilized Earth (MSE) type modular concrete faced retaining wall system or simply permanent sloping of this area upward near the edge of the asphalt walking path. Design options and estimated costs will be presented to the IAC Community for review and comment.
- *Parking Lot Railing Repairs or Replacement: No update.

ROW, Bruce Vincent

Right-of-Way Trees/Vegetation:

- *18008 13th Ave NW, Joseph's: A request for Off-Site Replanting was approved by the City. The

six replacement trees were planted at alternate location, inspected, and the ROW permit received final inspection approval on June 23rd.

*1010 & 1022 NW 175th St.: Pruning of dangerous hanging dead limbs and trimming of lower limbs on three trees behind both properties is still pending completion by Ballard Tree.

SECURITY, Bruce Vincent

City of Shoreline IA Reserves Park North Park Entrance (15th Ave NW):

*Neighbors have been reporting a significant reduction in all after-hour activities both at the north view bluff area and the 15th Ave NW entrance.

*The installation of a new streetlight to illuminate the ROW at the north entrance is still pending City of Shoreline action.

Trial Program for Off-Duty Shoreline Police/KCSO Deputy Officers Patrolling IA

*The program officially got underway on 6/15/21. A total of 10 hours of Deputy time was logged for the month of June.

*Areas of emphasis include reducing non-resident use of, or access thru, the nearly 50 acres of IA private grounds and reserves.

*Bruce Vincent is the primary contact with the KCSO for this program. Jason Barth is the secondary contact.

*This success of this program requires the active involvement and cooperation of our community alongside the expertise and commitment of our KCSO Officers. It's a partnership that requires two-way communication in a timely manner.

*Please report activities as noted below. IA Board Members will not be dispatching for the KCSO.

How to Report Activities:

If it **IS** an emergency CALL 911

If it **IS NOT** an emergency, you can call 911 and tell them "It's not an emergency" and you will be routed to a non-emergency "Call Receiver".

Alternately, you can call the KCSO non-emergency phone at 206-296-3311 and you will also be routed to a non-emergency "Call Receiver".

A "Call Receiver" will ask you many questions to triage the call. When they ask, "Do you want contact?", always answer "Yes" if you want an officer to respond onsite. If you answer "No", an officer/s will not be dispatched.

Please tell the "Call Receiver" you "Saw this, and I'm willing to assist with being a witness for prosecution."

Photos should be submitted online to the KCSO. The photos need to identify a suspect easily and clearly and/or vehicle. Do not post these photos on Nextdoor.

Note: While it may be concerning, it is not illegal to be talking to yourself, or even wandering around in public only wearing your socks. However open consumption of alcohol, use of drugs, littering, obscene gestures, etc... are illegal.

NATURAL RESERVES, Steve Johnston –

The record setting drought continues, stressing many reserve trees, plants and residents. We plan to have an arborist evaluate tree health and safety next month.

As of yet, we have not been able to schedule a wildfire assessment. Other than that, regular seasonal invasive plant control and trail maintenance continues as planned.

ACTIVITIES, Maggie Taber –

Save the Dates:

Children's Nature Discovery Event in IA Reserves - August 22nd

Fall Wine Event - September 15th

CANCELLED - IA Alumni Event

Halloween - Oct 30th Costume parade and pumpkin carving

Rummage Sale - Fingers crossed for March 2022.

On July 21st we brought back the Salmon BBQ, and the neighborhood response was terrific. Over 350 tickets sold, which may have been the highest number ever! A great evening for neighbors to gather and enjoy tasty food, fun music and summer weather. Big thanks to all the volunteers, especially Randi Fattizzi and Lella Norberg for co-chairing.

Sunday, August 22nd, Emma MacDonald, Programs Coordinator of Kruckeberg Botanic Garden, has designed activities to engage children of all ages and their parents/guardians. Starting at the clubhouse between 10 am and 2 pm. For more info or to volunteer, please email contact Brian Branagan at bbranagan@yahoo.com or Rissa Sanchez at rissa.a.sanchez@gmail.com.

There will be no 4-Corners Brewfest for 2021 due to Covid19.

Wednesday, September 15th, join neighbors and friends for a new and improved Wine Tasting Event. Enjoy some nibbles and desserts with a variety of wines. Tables will be available both inside and outside on the patio, or you can bring your blankets & lawn chairs. Live music provided by fabulous local band "YouFouric" lead by Steve Stusser of Innis Arden. Purchase tickets via Brown Paper

Tickets. <https://innisardenwinetasting2021.brownpapertickets.com>

Halloween fun! Saturday, Oct 30th we will host a costume parade. BYOP - bring your own pumpkin - to carve. Sunday, Oct 31st there will be a trick-or-treating map for the evening.

Holiday Party - if no one steps up to chair the event, there will not be one this year.

Please join us for our next Activities meeting on Monday, September 13th, 7 PM on the clubhouse patio.

If you are new or have changed your phone number and/or email address, please email updates to communications@innisarden.org and be sure to include your address!

PETANQUE COMES TO INNIS ARDEN

Petanque is a ball game similar to bocce or lawn bowls. It was devised in the south of France around 1910. On July 9th Innis Arden's first Petanque event, sponsored by the Innis Arden Activities Committee, was played on 3 Petanque courts located behind the tennis courts adjacent to the clubhouse. The Edmonds Petanque Club provided the Petanque balls and instruction in the game. Our thanks to Jim Klein, Jack Mchenry, Michelle Martin and Mike Martin for taking the time to introduce 45 Innis Arden attendees to this enjoyable game. Thanks also to May Norden for bringing the idea of a Petanque event to the Activities Committee. Pizza, lemonade and cookies also contributed to the evening's enjoyment.

Since there was a lot of interest in continuing with Petanque, the Activities Committee purchased 2 sets of Petanque balls that can be checked out from the pool desk and used to play on the courts. For further information on the game see: <https://www.w3.org/2001/08/petanque>



ANNUAL SALMON BARBEQUE RETURNS TO INNIS ARDEN

This summer, on July 21st, Innis Arden held its 54th Salmon Barbeque, an event that was especially welcome after last year's cancellation due to Covid. Tables spread across the lawn featured hot dogs, Caesar salad, pea salad, fruit, garlic bread, lemonade and desserts in addition to starring the Northwest's iconic barbequed salmon. The record number of attendees (352 tickets sold) commented that it was the best salmon barbeque Innis Arden has ever held. The band music and perfect weather definitely contributed to everyone's enjoyment.

The event would not have been possible without the aid of the many volunteers who contributed over 100 hours of their time. Many thanks to the following volunteers for helping make the 2021 Salmon Barbeque such a great success: Bob and Judy Allen; Anne Bares; Brian Branagan; Tierna Bravo; Brian Cameron; Mary and Tim Cleaveland; Kathryn Compton; Sue Cox; Thad, Linda and Libby Crowe; Dominic and Allie Fattizzi; Chris Gerbino; Sayuri and Richard Gould; Winona Hauge; Jamie Holter; Steve Johnston; Nadine Kano; Nora Kozloff; Carrie Mandich; Frayne McAtee; Dick Michelson; Maya Norberg; Harley O'Neil; Victoria Oclassen; Johanna Oma Warness; Kathi Peterson; Rissa Sanchez; Julie Sanders; Connie Santroroch; Jackie and Bill Schilling; RL Smith; Dave Solle; Maggie Taber; Joyce Taibleson; Rebecca Wagoner; Shelley Watson; Wei Zhang. Please forgive us if we missed one of the wonderful volunteers.

From your co-chairs,
Lella Norberg & Randi Fattizzi

Sponsored by your Activities Committee

