

**INNIS ARDEN BOARD MEETING MINUTES**  
**October 12, 2021**

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

**PRESIDENT, BJ Oneal -**

BJ and Maggie had a productive phone consultation with attorney, John Coe, with regard to improving the IAC/IASC lease and will continue toward that process over the next weeks.

The 2022 Annual Meeting is on Wednesday 01/19/22 at 7PM. There are four board positions open for election so please feel free to reach out to a board member with any questions if you are considering running for the board. For those interested in running, please submit a letter of intent by midnight on the date of the December board meeting and see the neighborhood bylaws for details about such.

**Executive Sessions:**

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 October & early November to discuss ongoing IAC/ IASC lease revisions and the still outstanding compliance issues and procedures.

**COMPLIANCE, Bruce Vincent, Acting Chair–**

\*Members of the Compliance Committee and IAC Counsel are continuing to focus on gaining compliance on all properties that the board has received a Compliance Request Form of merit on. The Committee greatly appreciates the efforts of all members that are continually working with their neighbors and keeping all the vegetation on their properties from blocking any of their neighbors' views of the sound and mountains.

\*The list of 9 petitioned (CRF) properties with unresolved compliance issues was increased to 12 properties due to new petitions received.

\*The remaining 12 petitioned properties are the Committee's main focus, with priority ranked based on oldest to newest. We have a backlog that includes properties that have been out of compliance for many years, and multiple previous owners.

\*The compliance process for all petitioned properties is being overseen by IA Counsel.

\*With a few resolved and new properties added, a total of 7 pre-petition properties still remain on the committee's voluntary compliance/resolution list. The Committee will continue to reach out and seek voluntary compliance with property owners willing to do so.

The following two motions were made, seconded, and passed unanimously by the Board:

“Whereas the board approved Compliance Hearings for both 915 NW RB Road and 18760 Ridgefield Rd. NW at the September Board Meeting, I move that the Board schedule Compliance Hearings for both properties with the owners for November 16<sup>th</sup>, 2021, at 7:00 pm, to be held remotely via Zoom videoconferencing.”

“Whereas vegetation on both 18742 & 18770 Ridgefield Rd. NW may be in violation of the covenants and longstanding concerns may have not been addressed, I move that the Board schedule Compliance Hearings for both properties with the owners for November 16<sup>th</sup>, 2021, at 7:00 pm, to be held remotely via Zoom videoconferencing.”

“Whereas the vegetation on both 17727 & 17732 17<sup>th</sup> Ave NW may be in violation of the Covenants and it does not appear that adequate actions have been taken to resolve longstanding concerns about the vegetation, I move that the Board schedule Compliance Hearings for both properties with the owners of this properties for November 30<sup>th</sup>, 2021, at 7:00 pm, to be held remotely via Zoom videoconferencing.”

\*These upcoming Compliance Hearings are being held only to determine if vegetation on the properties may be in violation of one or more Covenants.

**BUILDING AND REMODEL, Cindy Esselman –**

Madayag  
18011 10<sup>th</sup> Ave NW  
Site Improvements

The house rebuild was approved by the Board at the June 2021 Board meeting. A regraded site plan including a sports court has been added to the project and was reviewed by neighbors. Two neighbors had concerns with the proposed lighting and the possible negative impact to their property. One of those neighbors also had issue with the sport court placement. The sport court would have no fencing and is proposed to be located approximately 40 feet from the rear property line.

The following motion was made, seconded, and unanimously approved.  
Approve the Madayag site plan and sport court with the exclusion of the proposed sport court lighting.

Oclassen  
16742 16<sup>th</sup> Ave NW  
Garage, entry, and deck addition.

The remodel of the main house adds an entry space to the east elevation and a deck.

The existing carport will be demolished, and a detached garage is then proposed for the site. The garage will be located 10’ from the side property line and 100’ from the front property line. Detached garages in Innis Arden are required to be located at least 75’ from the front property line.

All neighbors have signed off with no concerns. Story pole shave been up for over 30 days.

The following motion was made, seconded, and unanimously approved.  
Approve the Oclassen home remodel and detached garage.

Harris  
18005 10<sup>th</sup> Ave NW  
Noncompliant site work

A motion to set a date for a Compliance Hearing for the site work happening on the Harris property on **November 16<sup>th</sup>, at 6:00PM** was seconded and unanimously approved.

A motion to also impose fines of \$50 per day, was seconded and unanimously approved yet will be delayed until assessment can be made at the compliance hearing on November 16<sup>th</sup>.

No projects are scheduled for November.

In December a rebuild at 17060 10<sup>th</sup> Ave NW is planning to be presented to the Board.

**TREASURER, Jason Barth –**

At the close of August, our Operating Checking was \$7,646, Collections Savings was \$62,172, and the Asset Reserves Savings was \$441,164.

**SECRETARY, Dave Fosmire –**

No Report.

**CLUBHOUSE, Mary Ruhlman**

In September, we had several events including the Little Lemon Drops, a wine night, a class reunion, and a memorial service.

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

**GROUNDS, Bruce Vincent –**

Grounds:

- Weekly maintenance continued during September.
- Grass cutting will continue until the end of the growing season. Reseeding and fertilizing will be occurring during the fall.
- The irrigation will be winterized on November 10<sup>th</sup> by our contractor Northern Waters.
- The invasive bamboo roots in the NW corner, extending from the Petanque Courts to the fence line, were removed with the help of an excavator. Two truckloads of roots were removed. AS Landscaping welded a new mesh cover over the original storm catch basin grate. Now it's safe to walk on and not a danger to IA Residents and pets. Hand grading and removal of bricks, broken concrete, and other debris will continue. Tree and shrubs will be limbed up to increase visual security. The area will be mulched as tree chips become available this fall and winter.

Main Entrance:

- Weekly maintenance continuing, and irrigation sprinkler head revisions as need due to plant growth.
- Still monitoring the non-resident activity (littering & other debris), near the south side of the entrance by the new cedar fencing. AS Landscaping installed a "IA No Trespassing" sign near the SE corner of the Entry Reserve.
- New cedar fence (SE off 18533 8<sup>th</sup> Ave NW): The owners of the fence provided the stain product information. AS Landscaping will finish the IA side of the fence this month.

- Ballard tree's stump grinding of 3 stumps is still pending.

#### Grounds Capital Improvements:

- NE Wood Crib Retaining Wall Replacement: A Mechanically Stabilized Earth (MSE) type modular concrete faced retaining wall system or simply a 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. Cindy will look for contract options to produce a few architectural renderings of both options.
- Parking Lot Railing Repairs or Replacement: No update.

#### **ROW, Bruce Vincent**

##### Right-of-Way Trees/Vegetation:

- 1010 & 1022 NW 175<sup>th</sup> 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.
- Walking Safety & Landscaping Pruning Reminder: With daylight hours on the annual decline, it is going to continue to be harder to see pedestrians walking alongside the roadways in IA. Since IA does not have sidewalks, we are encouraging all property owners to trim back vegetation on the street side of their properties to ground level, at least 3 to 4 feet from the edge of the paved roadway. This will help provide a safe location for pedestrians to step out of the way of on-coming traffic. Pedestrians: Please walk facing traffic if possible and wear bright clothing or even "Hi-Vis" reflective outer wear. A headlamp or other light may not only help you see where you are walking, but also may help you be seen by approaching vehicles.

#### **SECURITY, Bruce Vincent**

##### IA Clubhouse and Grounds

- Clubhouse grounds will continue to be patrolled by our off-duty officers to deter after hours use and vandalism.

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

- A total of 20 hours of Deputy time was logged for September.
- Areas of emphasis include reducing non-resident use of, or access thru, the nearly 50 acres of IA private grounds and reserves.
- 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 only report activities as noted below. Do not report to IA Board Members will not be dispatching for the KCSO.
- This is Trial Program that will discontinue at the end of the year 2021. If you would like this program to continue, would like to modify this program, or would like to discontinue this trial program, please provide your comments to the board via email at [asktheboard@innisarden.org](mailto:asktheboard@innisarden.org) Current cost of the program is just under \$1500 per month for 20 hours per month, or would total \$18,000 for a year. While we have not requested additional hours for specific days, or events, during this trail period it is a possibility with

should include some contingency for. At this time, KCSO Off-Duty officer and vehicle rates are not expected to increase for 2022, but it is a possibility. Normally rate increases are limited to 3%.

#### City of Shoreline IA Reserves Park

- North Entrance (15<sup>th</sup> Ave NW) The installation of a new streetlight to illuminate the ROW at the north entrance is still pending City of Shoreline action.

#### How to Report Activities to the Shoreline Police:

- 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 Next-door.

#### **NATURAL RESERVES, Steve Johnston – Trails**

Routine maintenance occurred on the trail system. The crew also cut back brush in upper Grouse to provide a clear line of sight from the trail to an area where unwelcome activity has been occurring. Making the area visible from the trail will hopefully discourage the late-night drinking and littering. A sinkhole near the northwest entrance to Blue Heron was filled in with gravel and soil.

#### **Native Plants**

Seasonal invasive plant control continued as planned in many of the reserves as has preparation for planting native shrubs and low-growing trees in late fall.

#### **Eagle Reserve Issues**

Graffiti has again defaced several trees along the trail in Eagle Reserve. We will cover it as best we can. A large tree limb broke loose from a Big Leaf Maple in west Eagle Reserve and hit the trail. It has been moved aside. The drought this summer may have contributed to the failure; many trees are showing signs of water stress and will soon be assessed by an Arborist. A Geotech visited upper Storm Creek to provide an assessment of stream bank erosion. We are waiting for the report and recommendations.

## **Encampment**

No update from the City concerning the encampment in the City owned Innis Arden Reserve Park

## **ACTIVITIES, Maggie Taber –**

### **Save the Dates:**

Halloween - Oct 30<sup>th</sup> Costume parade and pumpkin decorating

Halloween - Oct 31<sup>st</sup> Trick-or-Treating Map

Rummage Sale - Fingers crossed for March 2022 with collections in Feb.

Halloween fun!

Saturday, Oct 30<sup>th</sup> at 2pm we will host a costume parade with tables around the track. There will be hot apple cider and Starbucks coffee. BYOP - bring your own pumpkin to decorate! We will provide fun things to decorate with.

Sunday, Oct 31<sup>st</sup> there will be a Trick-or-Treating Map for the evening. An email has been sent around where you can opt in to be on the map. if you have any questions or would like to volunteer, please contact Mike Konopinski: [kono316@gmail.com](mailto:kono316@gmail.com).

Holiday Party - on hold for 2021, however the Santa Truck will come through the neighborhood {date tbd}.

Our next meeting is Monday, November 1st, 7pm via Zoom

Meeting was adjourned approximately 8:20pm.

**If you are new or have changed your phone number and/or email address, please email updates to [communications@innisarden.org](mailto:communications@innisarden.org) and be sure to include your address!**