

**INNIS ARDEN BOARD MEETING MINUTES**  
**February 8, 2022**

The meeting was called to order at 7:01 PM by Cynthia Esselman. Board members in attendance: Cynthia Esselman, Omar Nur, Bruce Vincent, Steve Johnston, Jason Barth, David Fosmire, Jennifer Mace and Maggie Taber.

**PRESIDENT, Cindy Esselman –**

We, as a Board, have been busy over the past three weeks since the new Board was elected, orienting those in new positions. We had intended to have an executive session this past month but found no time to make that happen. We will schedule one for the coming month. Our main focus has been on the Bills advancing through the State legislature this session, more specifically, HB1660, which could have a major impact on our covenants. We will be keeping the community informed.

**Vice President/ Legal Affairs, Report Omar Nur -**

HB-1660 and other Related Legislation in Washington's House and Senate

In January our Club Counsel Peter Eglick notified the board of legislation moving forward in legislative halls of Washington which if passed as written will override and nullify our covenants with regards to Accessory Dwelling Units – ADU's. One of the bill sponsors is our own House Representative Cindy Ryu. As a board, one of our primary obligations is to defend and enforce our covenants. We therefore responded quickly by contacting our representatives, the House committee chair and its members, to express our concerns with the amendment preventing HOA's from prohibiting ADU's. Through our investigative efforts and channels, we learned there are a few other bills moving forward with similar goals of HB-1660: HB 1782 and SB 5670 – Middle Housing Bills aimed to create new housing near transit centers. It should be noted that SB 5670 and HB 1782 contain language exempting homeowner associations created before the effective date of that legislation. We would prefer this type of language applied to HB-1660.

We also learned there is a lot of attention on these bills in both the House and Senate; it is a priority of our Governor to pass legislation aimed at expanding affordable housing; things will move quickly and there is a good chance one of these bills will make it on the Governor's desk come March. With the assistance of our counsel, we contacted and retained Attorney Dylan Doty, a Government Affairs Specialist to help us protect our interests in Olympia. As it stands, the municipalities are opposed to the bills, but that might not be enough to stop them. The Washington State Community Association Institute has a representative opposing the HOA provisions in these bills, but it does not appear as though much has been done. Mr. Doty has already been in touch with key players of this bill including the sponsors and committee chairs, and most recently arranged a meeting with myself and Rep Ryu, Rep Pollet, Rep Shewmake, and Policy Analyst Alice Palosaari.

On February 8, 2022, shortly before our monthly meeting, I met with the Representatives and Mr. Doty to discuss the issues of HB-1660 as they relate to Innis Arden and our HOA covenants. It was a productive conversation. We communicated the legal issues, practical problems, and collateral consequences of this legislation on HOAs. There was a bit of pushback from the Representatives, but also understanding of our concerns. We will continue to engage with Mr. Doty and our Representatives to work towards a resolution on this issue. More to come at a later date.

In the meantime, Community Members are encouraged to continue to contact our representatives

to express their concerns over the amendments nullifying HOA covenants on ADU's. Also utilize any of your own political connections to express your concern.

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

\*Another reminder that it's the time of year for vegetation trimming. Please take photos to help illustrate and discuss kindly with your neighbors. Any vegetation that blocks views of the sound and mountains, from anywhere on a neighboring property, must be trimmed low enough that it does not block those views on a year-round basis.

\*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.

There are 11 petitioned (CRF) properties with unresolved compliance issues as follows:

\*18760 Ridgefield Rd. NW (Schuler): At the 11/16/2021 Compliance Hearing this property was found to be non-compliant. A more detailed written decision by the IAC Board, consistent with its votes at the hearings, is pending.

\*915 NW RB Road (Yu): At the 11/16/2021 Compliance Hearing this property was found to be non-compliant. A more detailed written decision by the IAC Board, consistent with its votes at the hearings, is pending.

\*1001 NW Richmond Beach Road (Zawtkowski): –no update-

\*17727 17<sup>th</sup> Ave NW (Lawson): At the 11/30/2021 Compliance Hearing this property was found to be non-compliant. A more detailed written decision by the IAC Board, consistent with its votes at the hearings, is pending.

\*18029 13<sup>th</sup> Ave NW (Hjelle): IAC counsel is assembling results of outside consultants' vegetation review. The IAC subsequently will be scheduling another hearing on this property in the near future.

\*18770 Ridgefield Rd. NW (McHugh): The Board has delayed holding a Vegetation Compliance Hearing, pending courtesy site visits with the owners to directly discuss the potentially view blocking vegetation noted in now assembled photo support. Omar is heading up both Board site visits. The Compliance Committee hopes to gain the full cooperation.

\*18742 Ridgefield Rd. NW (Gesinger): The Board has delayed holding a Vegetation Compliance Hearing, pending courtesy site visits with the owners to directly discuss the potentially view blocking vegetation noted in now assembled photo support. Omar is heading up both Board site visits. The Compliance Committee hopes to gain the full cooperation.

\*17732 17<sup>th</sup> Ave NW (Bargreen): At the 11/30/2021 Compliance Hearing this property was found to be non-compliant. A more detailed written decision by the IAC Board, consistent with its votes at the hearings, is pending.

\*933 NW Richmond Beach Road (Shen, formerly Knauer): –no update-

\*1250 NW 175<sup>th</sup> St. (Sullivan): A CRF was received on 8/10/2020 on this property. The Board will schedule a site visit with the owners to directly discuss the potentially view blocking vegetation noted in photo support.

\*1213 NW 175<sup>th</sup> St. (Glascoc): A CRF was received on 8/10/2020 on this property. The owner has been contacted by the Board and is cooperatively working on full compliance.

The Board received written notice on 9/22/21 about potential compliance issues with the following two properties:

\*1414 NW 186<sup>th</sup> St. (Clark): Omar confirmed during the board meeting that this has been resolved and is no longer view blocking. Our thanks to the Clarks for voluntarily complying.

\*1408 NW 186<sup>th</sup> St. and/or Blue Heron Reserve: The location of the potentially view blocking tree is unclear and no documents have been provided to the Board to support. Existing site property line survey data will be reviewed.

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

Right-of-Way Trees/Vegetation:

\*No ROW tree permitting, or work, is scheduled or pending to-date.

\*Walking Safety & Landscaping Trimming Reminder: 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. Thank you to all property owners that have done so and continue to do so!

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

#### 2022 Off-Duty Shoreline Police/KCSO Deputy Officers Patrolling IA

\*A total of 20 hours of Deputy time was logged for January, with Deputies patrolling on random days and at random times. Patrol vehicles will be both “marked” and “unmarked”. All roadways will be patrolled during duty hours. You may see Deputies at reserve entrances, or even walking some trails in the reserves. They may be checking license plates of vehicles parked at reserve entrances for non-residents.

\*KCSO call data collected is being gathered to compare the 1st six months of 2021 with the last six months of 2021. A summary will be shared with IAC members.

\*Detectives Paula Kieland and Erik Soderstrom noted that car prowls are an ongoing issue in Shoreline and advise to leave nothing of value in your vehicle because it can be easily stolen in seconds. They also emphasized the continued need to REPORT, REPORT, REPORT. If you don't report a incident, no matter how minor, your KCSO Police will not know about it. They noted that many times it's the reporting of a number of seemingly minor incidents that provides the key information Police need to find those instigating them, and ultimately make successful arrest/s that leads to prosecution.

#### IA Clubhouse and Grounds

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

#### 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.

#### Please continue to report activities to the Shoreline Police (KCSO) using these Guidelines:

- 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 then 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 “I 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 easily and clearly identify a suspect and/or vehicle. Do not post these photos on Next-door.

**BUILDING AND REMODEL, Jason Barth –**

Kleweno  
18033 15 th Ave NW  
Remodel/Addition

The following motion was made seconded and unanimously approved.  
Approve the proposed remodel/addition for the Kleweno property at 18033 15<sup>th</sup> Ave NW.

Decker  
16715 15<sup>th</sup> Ave NW  
Remodel/Addition

The following motion was made seconded and unanimously approved.  
Approve the proposed remodel/addition for the Decker property at 16715 15<sup>th</sup> Ave NW.

Kaplan  
1015 NW 175<sup>th</sup> St  
Remodel/Addition

The following motion was made seconded and unanimously approved.  
Approve the proposed remodel/addition for the Kaplan property at 1015 NW 175<sup>th</sup> St.

Reichle  
17717 15<sup>th</sup> Ave NW  
Remodel/Addition

The following motion was made seconded and unanimously approved.  
Approve the proposed remodel/addition for the Reichle property at 17717 15<sup>th</sup> Ave NW.

**TREASURER, Jennifer Mace –**

At the close of January, our Operating Checking was \$52,797, Collections Savings was \$10,174, and the Asset Reserves Savings was \$441,179.

**CLUBHOUSE, Mary Ruhlman –**

Our only rental for January canceled and we do not have another booked until April.

Our new refrigerator was delivered and installed on January 25th by Seattle Restaurant Supply. For those who have spent a lot of time in the Clubhouse kitchen, you might find yourself playing a little "spot the difference" game, as our new one appears almost identical to our last!

I met with Bruce and Adrian and am familiarizing myself with the clubhouse grounds; watering schedule and app, ongoing projects, etc.

Thank you to Bruce for the tutorial and slow hand-off of responsibilities! I will keep you on speed dial for all grounds questions!

We are looking forward to more activity at the clubhouse and grounds in the coming months!

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

**NATURAL RESERVES, Steve Johnston –**

Trail Maintenance

We added gravel to several spots along the trails and fixed several steps leading into Running Water. The crew hauled off a truckload of garbage that had been dumped at 15th Ave and NW 175<sup>th</sup>.

Erosion from 15<sup>th</sup> Ave NW

Surface water from a drainage pipe at the end of 15th Ave NW near 18034 15th Ave is eroding the bank adjacent to the property and Blue Heron reserve. I am in the process of contacting the City Surface Water engineer in an attempt to get this fixed.

Grouse Reserve

There's been more drinking and littering in upper Grouse Reserve. We will clean it up soon. The off-duty detectives are aware.

**ACTIVITIES, Maggie Taber –**

**Save the Dates:**

2022 Rummage Sale on hold due to covid.

Egg Scramble - Saturday, April 16, 10AM-12PM

Nature Event - Sunday, April 24th - Arbor Day, 12PM-2PM

Salmon BBQ - Wednesday, July 20th

Wine Tasting - Thursday, September 8th

Last night we had our first in person Activities meeting in person in many months. We also had some attendees join via zoom. Fun to see everyone!

Our next event is the Egg Scramble and Scavenger Hunt. We need 6-8 volunteers to help make it fun for the kiddos. Mike Konopinski is the lead.

Regarding our proposed IA Survey. After some discussion, it was decided that a survey of the community's input at this time would not be productive. Rather the Committee would like to extend an open invitation to all to attend an Activities Meeting to present their idea and effort for an event or activity to benefit the community.

Our next meeting will be Monday, March 7th, 7PM at the clubhouse.

Meeting was adjourned at 7:50pm.

**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!**