

INNIS ARDEN BOARD MEETING MINUTES
October 11, 2022

The meeting was called to order at 7:03PM. Board members present: Cindy Esselman, Omar Nur, Steve Johnston, Jason Barth, Mary Ruhlman, Jennifer Mace, Bill Schilling, Maggie Taber, Dave Fosmire

PRESIDENT, Cynthia Esselman –

A reminder to neighbors to trim trees, shrubbery and hedges that may have grown into neighboring views over the spring and summer months. It is greatly appreciated in protecting our views.

At this time the Board has also decided to continue to have monthly Board meetings over Zoom. With everyone's busy schedules, it is much more efficient and accessible for both Board members and the community to attend. The Board will reassess in January.

VICE PRESIDENT/LEGAL AFFAIRS, Omar Nur –

Legal Report:

The Swim Club Lease Agreement is in the final stages and hope to be completed by next month. Met with President and Immediate Past President of Swim Club to go over final revisions and we hope to have a final document by our next meeting.

Insurance Coverage for the IAC has been updated to reflect the increased cost of construction for the club house, and we are now better covered than we were before. The board will continue to review our options at the next opportunity to renew our coverage to make sure there are no gaps in coverage and that we are properly insured.

Dylan Doty, Government Affairs Specialist reached out in anticipation of the 2023 legislative session and potential housing bills which will impact our HOA covenants. The idea would be to get in ahead of the legislative session and work with lawmakers from now to make sure any housing bills moving forward do not nullify or override our covenants, and/ or allow an exception for existing HOA's.

Given our current budgetary constraints, combined with other factors (such as the large opposition to these bills last year, ways to work around potential impacts, etc) we decided to hold off on retaining Mr. Doty's services at this time. HOWEVER, we would like to hear from residents to determine if you feel this is or is not an important issue to address.

Please send your feedback to me directly vp@innisarden.org

We will reach out to other HOA's and community associations to see if we can find any partners in this endeavor, including the Washington State Community Associations Institute.

Compliance Report:

Members of the Board 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 of the vegetation on their properties from blocking any of their neighbors' views of the sound and mountains.

The Compliance Committee wants all IAC property owners to know the following about view protections and compliance:

- Your protected views are of the Sound and/or Mountains and are from your lot in its entirety (e.g. from any floor level in your home, patio, yard, etc...).
- The IAC applies the following provisions: The View Preservation Amendment, Covenant #10. Fences, Hedges, and Covenant #11. Noxious Use of Property: Spite Fences. The View Preservation Amendment sets a maximum not minimum height for vegetation which in any way obstructs the view from a neighboring lot or lots and does not preclude further regulation under Covenant 10 and/or Covenant 11. Therefore, depending on the situation and context, it may be necessary to trim/height reduce vegetation to a height below the average roof height in order to comply with the Covenants, especially in areas of your property where there are not structures. Recent case law, such as the 2017 Carlson Decision, provides additional clarification.
- Your property may have longstanding view compliance issues that were present, or not disclosed to you, prior to purchase and which have not been resolved so as to achieve Covenant compliance. As an Innis Arden property owner, you are required to maintain your property in compliance with all applicable Covenants.
- It's your responsibility to pay all costs to maintain the vegetation on your property in compliance, regardless of the property's size and location.
- Revised planting selections (i.e. smaller and/or slower growing) may help reduce annual trimming costs.
- Depending on the type of vegetation at issue, how quickly it grows, and the height at which it has been maintained, etc., annual trimming may be necessary to comply with the Covenants year-round.
- The Board encourages you to get to know your neighbors, to regularly assess the vegetation on your property, and to endeavor in good faith to promptly remedy any violations that may exist on your property.
- Should you be found out of compliance, the board may enforce fines and other penalties (e.g., a lien on your property) until your property becomes compliant.

To learn more about view protections and compliance see [IA-New-Neighbor-Guide.pdf \(innisarden.org\)](#) and HOA FAQ's "Is Innis Arden a Puget Sound and Mountain view protected community?" at <http://www.innisarden.org/hoa-faq/>

There still are approx. 12 petitioned (CRF) properties with unresolved compliance issues as follows:

***18760 Ridgefield Rd. NW (Thorne, formerly Schuler)**: At the 11/16/2021 Compliance Hearing this property was found to be non-compliant. The property has changed ownership. We have made contact with the new owners who are willing to work with the board to help restore views for their neighbors. We are grateful for their cooperation and look forward to resolving this matter together.

***915 NW RB Road (Chen-Dai, formerly Yu)**: At the 11/16/2021 Compliance Hearing this property was found to be non-compliant. On 2/23/2022 the IAC issued a Written Decision concerning the vegetation compliance on this property. The decision notes the owner's failure to submit a compliance plan for review and approval by the IAC along with fines of \$50 per day accruing from the 11/16/2021 Compliance Hearing and up until full compliance has been achieved. This property has changed ownership. The new owners assume the responsibilities for current non-compliance, including fines and/or penalties. We are currently awaiting update from Chen-Dai on their plan / progress to address the non-compliant vegetation.

***1001 NW Richmond Beach Road (Zawtkowski)**: The board is reviewing survey records to determine which property any out of compliance vegetation may be on.

***18029 13th Ave NW (Hjelle)**: The compliance hearing scheduled for September 27, 2022 to address the Alaskan Cedar tree which has grown past the roof line was cancelled after the board confirmed Hjelle had cut down and removed this tree. We have received another complaint about the Maple trees growing on this property. The board will continue to monitor Hjelle's progress on addressing other vegetation out of compliance on the property.

***17727 17th Ave NW (Lawson) &**

***17732 17th Ave NW (Bargreen)**: At the 11/30/2021 Compliance Hearing this property was found to be non-compliant. We met with our counsel this last month to work out the details in drafting a written order for these properties. The order will address vegetation not needing permits as well as the more complicated issue of the poplar trees which may need permitting from the city. A written order is expected in the near future. On 10/7/22 Board member Bill Schilling met with the Bargreens to discuss the progress they have made to address the view blocking vegetation. We will continue to work with them to gain compliance.

***18770 Ridgefield Rd. NW (McHugh)**: Omar has contacted the McHugh's and followed up with some discussions of the POV photos and impact to neighboring properties. A Compliance Hearing was scheduled for 6/8/22 and then cancelled to allow the McHugh's an opportunity to speak with his neighbors and voluntarily comply. Another follow up has been sent to the McHugh's for update on their progress.

***933 NW Richmond Beach Road (Shen, formerly Knauer)**: On 2/25/2022 the IAC submitted a written request to the owners for a Compliance Update. A prompt response was received by the IAC, from the Shens, that will be reviewed with those effected properties to confirm full compliance. The Cindy & Bruce met onsite with Grace Shen on 3/17/2022 to review the vegetation identified in the 5/4/2021 written decision and whether or not it is all in full compliance. Based on that site visit, it appeared that about 90% of the vegetation is in compliance, but that will be reviewed with IAC Counsel. During the 3/17/2022 site visit, a number of smaller western red cedars appear to be potentially view blocking and may also require trimming. Shen has reached out to the board to update their progress on addressing the vegetation. The Board will schedule a site visit to verify the progress made.

***1250 NW 175th St. (Sullivan)**: A CRF was received on 8/10/2020 for this property. Cindy and Bruce made a site visit on 4/28/2022 to discuss with the Owner. Bruce made another site visit 5/27/22, at the request of the owner, to meet with Ballard Tree and look at trimming options that may be able to restore neighboring properties views. The Board is awaiting additional information to determine next steps with this property.

***17770 14th Ave NW (Tynan)**: A CRF dated 2/12/2022 was received on this property. There is a previous written decision in July of 2017 that found the property not in compliance.

***17037 14th Ave NW (Kirkness)**: A CRF dated 3/24/2022 was received on this property. On 3/29/2022 the Compliance Committee requested more specific information from the Petitioner's before scheduling a site visit with the owners.

***17747 17th Ave NW (Hauge)**: A CRF dated 09/19/2022 was received on this property. On 10/07/2022 Board Member Bill Schilling met with the neighbors to observe the view blocking vegetation. The Board will reach out to the Hauge's first to meet with them and discuss gaining voluntary compliance.

BUILDING AND REMODEL, Jason Barth – Building and Remodel Report

Konopinski, Mike
1437 NW 186th St
Shoreline, WA 98177
Solar Panels

The following motion was made, seconded, and passed unanimously by the Board.
I move to approve the proposed solar panel installation for the Konopinski residence located at, 1437 NW 186th St, Shoreline, WA 98177

Holter, Tanya
1420 NW 186th Street
Shoreline, WA 98177
Addition/Remodel

The following motion was made, seconded, and passed unanimously by the Board.
I move to approve the proposed remodel/ addition to the Holter residence located at,
1420 NW 186th St, Shoreline, WA 98177

Joy, Mike and Chris
17768 13th Ave NW
Shoreline, WA 98177
Outdoor Kitchen

The following motion was made, seconded, and passed unanimously by the Board.
I move to approve the proposed outdoor kitchen for the Joy residence located at,
17768 13th Ave NW, Shoreline, WA 98177

Nothing on the agenda for November

TREASURER, Jennifer Mace –

A presentation was made concerning the need to increase the Innis Arden Homeowner dues for the 2023.

It was proposed to increase the annual dues by \$365 per home. Dues would increase from \$735 per year to \$1,100 per year.

The reasons for the needed increase:

- Expenses in every category of the budget have steadily increased over the past few years. Increases include but are not limited to, increased salaries for employees, costs for utilities, printing, grounds maintenance, clubhouse upkeep, vendors, legal fees and fees associated with covenant enforcement.
- Over the past seven years costs have been rising as our annual dues have remained stagnate, at \$735. As a result, we have also been unable to pay into our reserve fund. The underfunded asset reserves need to be replenished for the financial integrity of our community.

Dues Increase Update

After feedback from the community, the board has reviewed any possible saving options for 2023. We have reduced the proposed asset reserve contribution, reserve spending and administrative costs to the extent possible. As a result, we were able to limit the dues increase to **\$980** in total, an increase of **\$245**. Look for announcements on an upcoming community forum to discuss the proposed dues increase for 2023.

At the close of September, our Operating Checking was \$41,967, Collections Savings was \$10,174, and the Asset Reserves Savings was \$441,208.

GROUNDS, Bill Schilling –

Assumed grounds responsibilities in September 2022. The first issue dealt with was a notice from SPU that our irrigation system back flow preventer was inadequate. A quote for upgrading the system was available. Thought the costs were too high and secured another quote which was lower. The job was awarded to the lower bidder and the work was completed 4 days later. A pressure test was completed, passed and submittal to SPU. Expect to save at least 20% from the lower quote.

Inspection of the IA entrance area revealed two dead conifers on the west side of the entrance. Met with Steve Johnston, he agreed to contact Ballard Tree service for removal. This makes sense since Steve uses Ballard's services more frequently for the reserves.

Pruning and clean-up of the entrance area has begun and will continue through November.

CLUBHOUSE, Mary Ruhlman –

There were four rentals in the month of September, one was sponsored by the Activities Committee. For the month of October, we have one rental, none of which is sponsored by the Activities Committee.

The clubhouse is being re-keyed this month. All old keys will not work. New keys will be disbursed to appropriate board members and staff.

If you have questions about renting the clubhouse, please contact Joy Griffith at 206-542-5558 or communications@innisarden.org.

NATURAL RESERVES, Steve Johnston –

Invasive control activities and trail maintenance continued as expected in late August and early September.

ACTIVITIES, Maggie Taber –

Save the Dates:

Halloween Costume Parade with Trick-or-Treat Stations - Sunday, October 30th

Halloween w/Neighborhood Trick-or-Treat Map - Monday, October 31st.

Holiday Decorating Party - Tuesday, November 29th.

Holiday Party - Sunday, December 4th.

Santa's Sleigh Ride - Thursday, December 22nd.

The Wine Tasting event on 9/15 was a big hit! Over 100 attendees enjoyed wine and appetizers on the Clubhouse patio. There were four tables, three distributors coordinated by the Edmonds QFC buyer, and one that included our local Richmond Beach winery, Virtue Cellars. (Kevin and Kathryn Mueller, owners). Steve Stusser's band, Euphonics, entertained. Babysitting was provided and much appreciated. Thanks to Jennifer Buma and Cori Whitaker for chairing.

Coming up for Halloween will be the Costume parade with trick or treat stations and fun activities for children around the track in the field. This is a great opportunity for HS Seniors to volunteer for service hours! Community volunteers can join the fun too, contact Mike Konopinski - kono316@gmail.com - The parade will be from **11am to Noon** on Sunday, October 30th. **NOTE TIME CHANGE** for the parade due to a Seahawks game.

For Monday, October 31st, Mike will distribute his updated neighborhood trick or treat map to the community. Contact Mike - kono316@gmail.com - if you would like to opt-in to the map.

The Holiday Decorating party will be Tuesday, November 29th, from 7pm-9pm. Community volunteers gather at the Clubhouse to decorate for the Holiday Party. Contact Frieda Magin - friedac98@yahoo.com - if you'd like to join the fun.

The Holiday Party will be Sunday, December 4th at 4pm. The event will be BYOB and bring a dessert to share. Frieda Magin is chairing the event and is looking for volunteers! friedac98@yahoo.com

Another great opportunity for high school student service hours.

Belinda Leung and family will be walking throughout the IA neighborhood to personally deliver flyers for the event. Thanks Belinda!!

There will be a sign up sent to the community to gather a head count for this free winter community event.

Santa's Sleigh Ride is planned for Thursday, December 22nd starting at 5pm.

Coming up for 2023, we are working on some new Gardening Events in February and March. (1) Winter Sowing and No Transplant Winter Sowing Workshop and (2) Soil Blocking Workshop. Stay tuned for updates! Diane O'Neill, Lead

Our next meeting: Monday, November 7th, 7pm at the clubhouse

Meeting was adjourned at 8:45pm

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!

