

# Board Meeting Minutes - December 11, 2018

The meeting was called to order at 7:02 PM by President Easton Craft. Board members present: Easton Craft, Maggie Taber, Brian Branagan, Steve Johnston, Dave Fosmire, Cindy Esselman, Jim McCulloch, B.J. Oneal, and Jeff Gough.

## **PRESIDENT, Easton Craft –**

Carlson litigation: The November 19 mediation by Judge Downing was not successful despite best efforts by the Club mediation team led by President Craft. It appears that all parties will now have to proceed to motions and trial.

In light of some recent (post-mediation) questionable discovery maneuvers by Plaintiffs Carlsons, the Club may have to ask the Court for sanctions and monetary terms against Plaintiffs.

**Hjelle:** A site visit occurred today with Hjelle counsel, The Club's attorneys, Dave Fosmire, and the Club's geotechnical engineer consultant in attendance. The site visit was to examine Hjelle claims that bringing trees into compliance would create a geotechnical risk.

**Norden:** The Nordens have requested a hearing to discuss a reduction in the accrued fines. We will coordinate that hearing for later in January/February

## **Other legal matters:**

**Storm Creek:** Per the City Attorney's request, Peter Eglick and Easton Craft will be attending a meeting among all "stakeholders" at the City on December 18 at 3pm

## **VICE PRESIDENT/COMPLIANCE, Dave Fosmire -**

NOTE: All Compliance hearings are held at the Innis Arden Clubhouse at 7:00PM unless noted otherwise.

The Compliance Committee continues to work with the residents of NW 167th Street to achieve covenant compliance.

## **BUILDING AND REMODEL, Cindy Esselman -**

**Dana Residence**  
16747 16th Ave NW

Solar panels to be added to the south roof  
Approved unanimously

**Dana Residence**

1038 NW Innis Arden Drive

Remodel and Addition

Remodel involves adding to the front, eastern portion of the house and deck to the west.

Approved unanimously

**Lee Residence**

18784 Ridgefield Road NW

Remodel and Addition

The existing home will be remodeled with an addition of @ 1,200 sf to the north rear yard of the home. Approved unanimously

**Campbell rebuild**

18734 Ridgefield RD NW

The Covenant's eight month requirement to finish the exterior of the home has expired without completion. A letter sent to the Board by the Campbells cites significant delays because of supplemental permitting requirements by the City of Shoreline and Seattle City Light due to the designated critical area of the building site. Due to the delays beyond their control, the Board voted to give the Campbell project an additional four months to complete the exterior structure.

**Bargreen rebuild**

17735 17th Ave NW

The Bargreen permitted drawings were reviewed by the Board and found to be substantially the same as the plans approved by the Board in September 2017 with the exception of a deck addition on the south west corner of the house. The Bargreens have been given the go ahead to begin construction with the exception of the deck. The Board is requiring that the Bargreens have the deck reviewed by neighbors and be brought to the Board for review before it can be built. The Bargreen Deck is on the January agenda for review. The Bargreen project is scheduled to start construction the week of December 17th.

**Sover remodel**

16757 16th Ave NW

Approved in September 2018 will begin construction the week of December 17th

**January Building and Remodel Agenda Items**

**Bargreen Deck**

17735 17th Ave NW

**TREASURER, Jeff Gough -**

There are no expected changes in annual dues for 2019 (remaining at \$735). For the 2019 proposed budget, Admin expenses should be significantly less than 2018, while the Clubhouse and Grounds will remain steady. The view restoration initiative for the Natural Reserves is still awaiting committee appointment and feedback, but that is a wildcard in terms of impact to

budget. Legal is also difficult to predict as there are a handful of active or pending lawsuits the Club is defending itself from or required to pursue to uphold and enforce the covenants.

At the close of November, the Club Operating Checking balance was \$18,552, the Collections Savings balance is \$150,551, and the Asset Reserve Savings is \$227,799.

## **CLUBHOUSE, Brian Branagan –**

### **Clubhouse Rentals**

- November rentals at the Clubhouse included non-profit fundraisers, family parties, and the early morning exercise class by parkcore.
- Rental income was at \$3,100 with refunds at \$250.

### **Clubhouse Facility**

- The sconces in the main room of the clubhouse are now on dimmers. I am researching replacing the ceiling fluorescent light fixtures with LED lights in 2019 which would also be on dimmers
- There has been some unauthorized dumping at the clubhouse garbage site. Someone dumped a damaged dresser and a large piece of plywood outside the dumpster cage. Please do not drop off unwanted items at the Clubhouse. Recology will not pick these items up nor do we do have staff to remove them. We will be posting signs about unauthorized dumping and setting up video cameras to monitor the garbage site.

## **GROUNDS, Jim McCulloch -**

### **2018 Objectives for the Grounds Committee are as follows:**

- Maintain and improve the existing lawn and planting beds around the Clubhouse
- Maintain the Innis Arden Main Entrance and other Innis Arden Entrances.
- Upgrade existing irrigation system to be more efficient and cost effective
- Upgrade existing Playground structures and replace deteriorated playground equipment.

### **Work Items Completed Last Month:**

- Main Entrance:
  - Weekly maintenance.
  - Seasonal pruning.
- Grounds:
  - Weekly maintenance.

- Seasonal pruning.

#### **Work Items Scheduled this Month:**

- Continue weekly maintenance of Grounds and Entrances, including removal of leaves and cutting back of entrance grasses.
- Continue Grounds Irrigation upgrades to improve coverage of brown spots developed over the summer as budget permits.

#### **Other Items**

- Chair will be soliciting community for possible alternative uses for the current patanque court.

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

**Entrance to Eagle:** The retaining wall and entrance to Eagle reserve is now complete. Thanks to Adrian and crew for a great job.

**Invasive Control:** Garden Cycles completed the scheduled invasive plant control in Blue Heron and is now done for the year.

**Planting:** We will be planting 50 new native plants in Blue Heron, and will be ordering bare root plants for the Spring

#### **ACTIVITIES, Maggie Taber -**

Save the dates:

- 2019 Rummage Sale - Saturday/Sunday, March 9th & 10th
- Easter Egg Scramble - Saturday, April 20th

Upcoming Rummage collection dates:

- Monday, 12/17 from 11am-1pm
- Saturday, 12/22 from 10am- noon
- Monday, 1/7/2019 from 11am-1pm
- Saturday, 1/19/2019 from 10am-noon
- Saturday, 2/16/2019 from 10am-noon
- Monday, 2/25/2019 from 11am-1pm

The December Activities meeting was held in the clubhouse Monday December 3rd, when we decorated for the Holiday Party.

The Annual Holiday Gala was Saturday, 12/8. More details to follow.

Our next Activities meeting will be Monday, Jan 7th at 7pm in the clubhouse.

### **Other Pertinent Issues**

The Annual Meeting is on Wednesday 01/16/19 this year. The board will need help running this meeting, so please let us know if you are willing to volunteer some time. There are three board positions up for election this year, so any interested neighbors are encouraged to consider running for the board. Easton, Cindy, and B.J. are all re-running this year. PLEASE make sure to cast a vote for the annual meeting!! Your vote counts and allows the HOA to run effectively.

Sayuri Gould has resigned from her position so we are in need of someone who will consider a paid position helping with community communications, assisting with putting the monthly bulletin together, and assisting with the website. Please reach out to the board if you have any interest in assisting. Until we find a replacement for this paid position, the board will be sending out meeting minutes and community notifications electronically ONLY.

### **Shoreline Council of Neighborhoods:**

Please see <http://www.shorelinewa.gov/our-city/neighborhoods/council-of-neighborhoods/con-minutes> for the meeting minutes from the Shoreline Council of Neighborhoods.

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## **Innis Arden 2019 Proposed Budget and Annual Dues**

Dear Innis Arden HOA Members,

Please click **HERE** to view the 2019 proposed budget online. It has a side by side comparison to the 2018 budget that was confirmed back in January. It also shows 2018 *actual expenses* (January through November) for some additional context. Keep in mind December 2018 expenses are not reflected here and are currently estimated to be ~\$35k.

I invite you to look it over and come to the next monthly Board Meeting (January 8th) with any

questions, concerns, or comments.

This budget, and the unchanged annual dues, will be voted on by the community at the Annual Board Meeting, to be held on January 16th.

Some things of note:

- For 2019, the annual dues are remaining the same at \$735. We can afford to remain at this level, but I believe the dues may require an increase in the following year if we are unable to recoup some of the legal fees we incur defending ourselves from suits and upholding the covenants. There also may be significant expenses in 2019 and beyond related to view preservation efforts throughout the Natural Reserves. The amount of these are still unclear, but as that process unfolds, it may require more funds than our current dues allow.
- \$20k has been earmarked for the Natural Reserves view restoration initiative that may go into effect in 2019. An exploratory committee will soon be appointed whose purpose will be to advise the Board regarding view impacting vegetation in the Natural Reserves; including process, prioritization, and estimated financial impact.
- Legal expenses, and our ability to recoup them, are difficult to predict. There are a few active or pending lawsuits related to the Club defending itself from challenges to the covenants or in effort to uphold the covenants for those that refuse to comply. The 2019 Budget could be overstated, but it could also be heavily understated should all active matters go through to trials. Hopefully compliance can be reached with minimal legal involvement and the Club's continued precedent of successfully enforcing covenants will serve as a deterrent, reducing future Legal expenses.
- Our cash situation is healthy. I intend on making a \$51k contribution to our Asset Reserve before the end of the year, and after doing that, we'll still have ~\$87k of cash to get us through January, at which point our cash will begin increasing significantly from members paying their 2019 dues. This \$87k is in addition to what will then be a \$277k Asset Reserve. Typically, January expenses amount to ~\$30k, so we'll have over 2.5x cash than we should need (not counting the Asset Reserve).
- The 2019 plan shows expenses exceeding revenues by \$29,458 - putting us in the red. It's worth pointing out here that most categories of expenses (e.g. Clubhouse, Grounds, Natural Reserves) have historically come in under budget. Further, there is reason to believe we could have some substantial reimbursements of legal fees and other miscellaneous and unforeseen fines that will make that number get closer to zero (maybe even move into the black) - though we shouldn't count on it. All to say, should we operate at a deficit in 2019, a dues increase in 2020 may be in order.

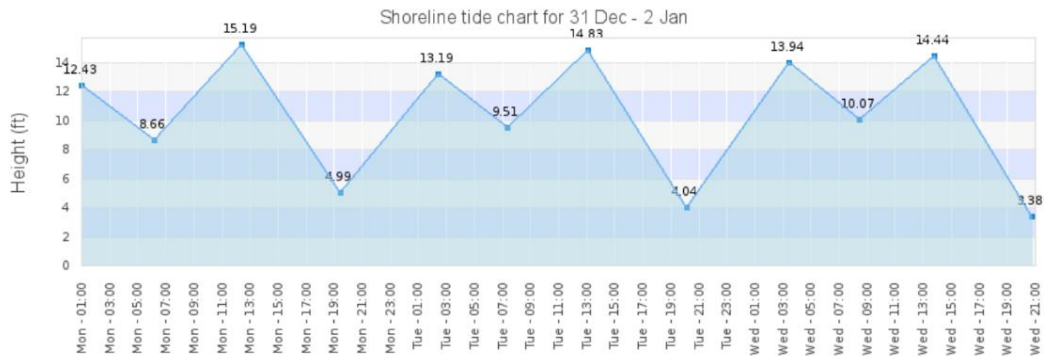
Thanks for your consideration of this matter.

Best Regards,

Jeff Gough  
Innis Arden Treasurer  
[treasurer@innisarden.org](mailto:treasurer@innisarden.org)

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# New Tide Information Link



The tide is currently rising in Shoreline. As you can see on the tide chart, the highest tide of 15.19ft will be at 12:24 pm and the lowest tide of 4.99ft will be at 7:25 pm



**NEXT HIGH TIDE**

12:24 PM



**NEXT LOW TIDE**

7:25 PM

The link is at the bottom of: <http://www.mod.innisarden.org/links/>.

## Holiday Gala Photo Gallery

Here is a link to the Red Carpet photos taken by Lara Grauer at the 2018 Innis Arden Holiday Gala. (Also, Lara's contact info is: [laragrauerphotography.com](http://laragrauerphotography.com), 206.724.2177)

Photo Gallery: <http://sanders.familyDS.org:8081/photo/share/lclcnelp>

To download a photo, select the photo, then right click and choose Save As.

- Julie Sanders