

INNIS ARDEN BOARD MEETING MINUTES
January 10, 2023

The meeting was called to order at 7:01. Board member's present: Cynthia Esselman, Omar Nur, Jason Barth, Steve Johnston, Bill Schilling, Mary Ruhlman, Jennifer Mace, Maggie Taber, Dave Fosmire

PRESIDENT, Cynthia Esselman –

The Annual Meeting is next Wednesday, January 18th, in person at the clubhouse at 7:00PM. A reminder that you can vote online, mail in your ballot, or vote in person on the 18th at the clubhouse beginning at 6:00PM. Please VOTE ASAP so that we have a quorum to begin the meeting. We also need 2 volunteers to help check in and process ballots.

We also have 4 candidates for 4 positions: Steve Johnston and Jennifer Mace, current Board members are running for another term. Sean Chittenden and Alecia Craft are also running. In addition, the Activities Chairperson to serve on the Board, Brian Branagan, is to be ratified.

We also wanted to inform the neighborhood of the passing of Karna Town on the 27th of December. Karna was a long time and beloved active resident of our Innis Arden community. Her memorial service will be held at First Lutheran of Richmond Beach on Friday January 13th, at 11:00AM followed by a lunch in the Fellowship Hall.

VICE PRESIDENT/LEGAL AFFAIRS, Omar Nur –

No report for January

BUILDING AND REMODEL, Jason Barth –
Building and Remodel Report

Lockhart, Doug
18238 Ridgefield Rd. NW
Shoreline, WA 98177
Solar Project

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

I move to approve the project as presented for the installation of solar panels for the Lockhart residence at 18238 Ridgefield Rd. NW

Ginsey, Dan
18720 Ridgefield Rd. NW
Shoreline, WA 98177
New Build

The following motion was made, seconded and passed by Six members of the Board. (One Board member was recused since the project is adjacent to their property and two Board members were recused since they were unable to visit the impacted properties).

I move to deny the approval of the current Ginsey proposal located at 18720 Ridgefield RD NW and request that Ginsey re-apply with a revised plan that:

- a. does not impinge on the L'esperance, Dellino and Koishida views.
- b. commits that roofs will be nonreflective and dark.
- c. Includes for Board review and decision a project landscaping plan that assures avoidance of future view interference.

The following was presented as background for the motion.

1. Concern for the protection of sound and mountain views have been built into the Innis Arden Covenants from the community's start. For example, Covenant 4, to which all purchasers in Innis Arden agreed, gives the Board the right in deciding on a building application to consider:

the effect of the buildings or other structures or alterations therein as planned on the outlook of the adjacent or neighboring property, and the effect or impairment that said structure will have on the view of surrounding building sites,

The Board has considered the information provided by the Ginseys and interested members of the community. Board members have also made site visits and have listened carefully to what was said at tonight's meeting.

The Board takes impacts on neighboring and surrounding lots into consideration as authorized by Covenant 4. Potentially impacted neighbors cannot, by objecting, veto a proposed building or remodel plan. However, the Board does take their comments into account and seeks to maintain a balance between the amenities and views captured by new building proposals and the amenities and views enjoyed by previously approved homes. As an alternative to a Board decision imposing a balance, the Board suggested to Mr. Ginsey that he meet with those who have expressed concerns about his plan to see if a consensus could be reached.

2. Partial views are valuable amenities. A view need not be sweeping or dramatic to be protected under the Innis Arden Covenants and by the Board in exercising its review and approval authority.

3. In this instance, the Dellino home at 905 NW Richmond Beach Rd as approved and constructed enjoys views to the South of the Sound from significant main living areas (living room, bedroom, office and studio). These would be diminished by the current Ginsey design for which approval has been requested.
4. A view enjoyed by the L'Esperance home at 850 NW Innis Arden Dr in the direction of the Ginsey house to the West and is a focus of significant living space in the home's lower-level interior. As a result of the height of the Ginsey proposed project, the L'Esperance home would lose this view. An extension of the eastern side of the Ginsey house would also block views from the L'Esperance yard area.
5. The views to the south of the sound and mountains, from the living room and main bedroom decks of the Koishida residence at 824 NW Innis Arden Dr, are impacted by the proposed Ginsey project.

February B& R Agenda:

Nothing for February

TREASURER, Jennifer Mace – At the close of December 2022, our Operating Checking was \$92,268, Collections Savings was \$2,223, and the Asset Reserves Savings was \$321,290.

GROUNDS, Bill Schilling –

Normal clean-up and maintenance continued. Attention given to the areas around the club house. To debris from recent winds.

Investigated complaint concerning entrance lights. Found them to be in working order.

CLUBHOUSE, Mary Ruhlman –

There were three rentals in the month of December, one was sponsored by the Activities Committee. For the month of January, we have four rentals, none of which is sponsored by the Activities Committee.

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 - Nothing of note to report for the past 4 weeks.

Trail Maintenance - Routine trail maintenance, including trail clearing due to snow, freezing rains, black ice and high winds, occurred during December.

Surface Water Erosion - Heavy water flows from unregulated City surface water flooded Eagle Reserve in December. The flooding eroded sections of the trail adjacent to the creek banks, toppled trees, undermined hillsides, and relocated timber that had been placed to help direct water flows. We are currently undertaking emergency trail maintenance to restore safe pedestrian access though the Reserve. We will be working with experts to determine what course of remedial and preventive action can be taken in partnership with the City and others.



ACTIVITIES, Maggie Taber – Save the Dates:

- Innis Arden Club Annual HOA Meeting - Wednesday, January 18th, 7pm
- Winter Sowing & No-Transplant Winter Sowing Workshop - Saturday February 4th.
- Soil Blocking Workshop - Saturday, March 4th.
- Square Foot Garden Workshop - Saturday, April 1st
- Egg Scramble - Saturday, April 8th, 10 am-noon
- Graduation Recognition in Stroll Magazine - April 10th
- Salmon BBQ - Wednesday, July 19th
- Halloween Parade - 10/28 or 10/29
- Holiday Party - Sunday, December 3rd

It has been my great honor to serve our wonderful neighborhood for the past several years. Time to for me to step aside and hand the reins to Brian Branagan.

Next meeting: Monday, February 6, 2023, 7 pm, at the clubhouse. Please come see what Activities it is all about!

Meeting was adjourned at 9:00PM

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communications@innisarden.org**

**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!**