

INNIS ARDEN BOARD MEETING MINUTES
September 12, 2023

The meeting was called to order at 7:03 PM by Omar Nur. Board members present: Alecia Craft, Mary Ruhlman, Brian Branagan, Jennifer Mace, Sean Chittenden, Jason Barth and Dan Ginsey.

Not present: Steve Johnston and Cynthia Esselman.

PRESIDENT/Legal Affairs, Omar Nur –

August 2023 Minutes: Motion was made, seconded and the board voted unanimously to approve last month's meeting minutes.

IAC Board Positions: last month two board members, Cynthia Esselman and Jason Barth, gave notice they would be leaving before the end of their term to focus on personal and family matters. We are grateful for all their service to the community and wish them all the best.

Resident Dan Ginsey had previously expressed interest in joining the board. Mr. Ginsey has experience with real estate developments, and specifically HOA management having previously served on an HOA in his last homes community.

A motion was made to have Mr. Ginsey replace Ms. Esselman on the board. That motion was seconded and unanimously approved by the board. Mr. Ginsey's term will last until the next community election. Congratulations Mr. Ginsey!

The Building and Remodel position held by Jason Barth is still open and needs to be filled to continue the important work of this position and the board. No experience is necessary to apply. However, if you have experience in architecture, building construction or design, your skills will be put to good use! Please send an email to president@innisarden.org to express your interest in the position.

Meeting Civility Policy: in response to a number of recent disrespectful comments made at IAC Board of Governors meetings, a Civility Policy was drafted and proposed to the Board for consideration and implementation. After discussion, the board voted unanimously to approve the following civility policy to be adhered to at its meetings:

Innis Arden Board of Governors Meeting Civility Policy

1. *All attendees must remain respectful in their communication with others.*
2. *Do not use slurs or defamatory language towards others.*
3. *Do not threaten anyone at a meeting.*
4. *Do not troll and/or harass others.*
5. *Do not use abusive language.*
6. *Do not share false or misleading information.*

First violation will receive a warning.

*Second violation will be muted or unable to make comments.
Continued violations will result in removal of the individual from the meeting.*

COMPLIANCE, Sean Chittenden –

Motion to have an Executive Session on Compliance, Budget Review and Merger with Activities prior to the October meeting. Motion is passed unanimously.

HOA Questionnaire Demands

- 2x completed

2024 Budget

- Began working on Compliance and IT's budget for 2024

18220 NW Ridgefield Rd:

- Received a call from a prospective buyer and discussed the property with them, along with some of the challenges that come from owning a property in this area.
- Buyer ended up being successful in their bid and will be joining our community

18609 15th Ave NW:

- Met with homeowner to discuss easement remediation
- Vegetation has been trimmed back to allow pedestrian use of 15th Ave meeting city's requirements for frontage

1561 NW 167th Street:

- New compliance or B&R issue pertaining to view and roof

18372 NW Ridgefield Rd:

- Talked with their neighbor at 18384 about trimming hedges

10829 13th Ave NW:

- Draft of the decision from the August 21st compliance hearing is in process
- Continued work with counsel and the city regarding permit CLG20-1140 for arborvitae
- Proceeding with a compliance hearing for maples

Critical areas between NW Richmond Beach Road and Ridgefield Rd NW:

- Begin discussing the myriad of view issues wholistically around the piped critical area between Richmond Beach Road and Ridgefield (vs dealing with every issue one-off)

BUILDING AND REMODEL, Jason Barth –

Steensma, Kevin, (1506 NW Springdale Pl), Home Remodel plans were submitted with approval from all neighboring homeowners. Motion was made and seconded, and the board voted unanimously to approve the building plans submitted.

Crose/Leung, (18275 Springdale CT NW), Home Remodel plans were submitted with approval from all neighboring homeowners. Motion was made and seconded, and the board voted unanimously to approve the building plans submitted.

Harris Property (18005 10th Ave NW) Landscaping Plan: After last month's meeting and approval of the Harris Landscaping plan, two neighbors notified the board that they did not receive the landscaping plans for review from Mr. Harris. All parties have been notified and Mr. Harris has reached out to the two neighbors not previously included in the submission. Approval is on hold pending sign off from two neighbors.

Puetz-Heng Solar Panels (17259 13th Ave NW) – At the August 2023 meeting, the Board declined to approve Solar Panel Plans for this property citing the need for additional information. After further research and investigation, the Board learned that outlook has a separate boarder definition than sound and mountain views. However, the focus of the IAC Solar Panel Policy and Regulation is “the impact on sound and mountain views” of the proposed solar panels.

With this information, the solar panel plans, pictures, and feedback from affected homeowners were reviewed again. The board felt there was a likely potential the solar panel plan as proposed could interfere with the views from the McInerny property. In addition, the Board felt they did not have enough information to determine what would be a better configuration – if necessary, to address the current concerns of neighbors, without potentially impacting other properties. As a result, the Board directed the applicants to meet with their affected neighbors, work through their concerns, and if unable to come to an agreement, have additional proposed options for solar panel configurations, including all potential impacts on neighboring properties. This will allow the parties to try to work out a resolution together, and if that is not possible, to have additional information on what potential options exist, together with their impact on neighboring properties.

B&R Projects for October 2023 Meeting:

Niblack

1302 NW 175th St.
Shoreline, WA 98177

Green House and Solar Panels

Hutchins/ Jenkins

18300 Ridgefield Rd NW
Shoreline, WA 98177
Solar Panels and Heat pump

Puetz/Heng (Potentially)

17259 13th Ave NW
Shoreline, WA 98177
Solar Panels

TREASURER, Jennifer Mace –

At the close of August 2023, our Operating Checking was \$295,921, Collections Savings was \$2,225, and the Asset Reserves Savings was \$396,647.

CLUBHOUSE/GROUNDS, Mary Ruhlman –

Clubhouse rentals for August: Four (One for Activities Event)
Clubhouse rentals for September: Three (One for Activities Event)

If you have questions about renting the clubhouse, please contact Joy Griffith at communications@innisarden.org.

NATURAL RESERVES, Steve Johnston –

Trails Maintenance

Late August and early September saw lots of folks enjoying the Reserves, despite the hot, dry weather! Our landscape crew provided regular brush clearing and trail maintenance. This work included adding additional steps to the stairs at the top of Running Water.

Invasive Plant Control and Native Plants

The invasive plant control/native plant installation crew were also at work. We will be meeting next week to go over fall planting plans next week.

IA ACTIVITIES, Brian Branagan-

Save these dates for upcoming events

Event	Date	Contact
Oktoberfest	Saturday, October 23 rd	Holger and Costa Herbert

Spooktacular Halloween Party	Saturday, October 28 th	Randi Fattizzi
Trick or Treat Map	Tuesday, October 31 st	Randi Fattizzi
Holiday Party	Sunday, December 3 rd	Frieda Magin and Sarah Kennedy

Next Activities Meeting

Our next meeting is on Monday, October 2nd, 2023, 7pm, at the Innis Arden Clubhouse.

The next HOA Board Meeting will be October 10th, 7pm via zoom.
Meeting was adjourned at 8:06pm.

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!