

INNIS ARDEN BOARD MEETING MINUTES
January 17, 2024

The meeting was called to order at 7:29 PM Board members present: Omar Nur, Alecia Craft, Mary Ruhlman, Sean Chittenden, Brian Branagan, and Rena Lunak.

Not present: Steve Johnston and Daniel Ginsey

PRESIDENT/Legal Affairs, Omar Nur –

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

Legislative Update: Recently our Government Affairs Specialist, Dylan Dotty gave an update on the work done so far in Olympia. He began circulating the memorandum drafted by Phil Talmadge and met with a law maker intending to introduce a bill to override certain HOA covenants, not pertaining to ADU's or upzoning. She was receptive to the information shared by Mr. Dotty and is reconsidering introducing that bill. As of this communication, it appears the Legislature may be refocusing their efforts on other areas such as rent control and may not move forward with bills to override our covenants with respect to density and single-family residences. This is good news and will likely cause us to stop our lobbying efforts for now.

VICE PRESIDENT, Daniel Ginsey –

1.) Subject: Security Alert:

On December 1, between 4:45 am and 6:15 am, Robin Rask's home at 1048 167 th was burglarized. Many valuable items including bearer bonds, laptops, passports and other forms of identification were taken. As of today, the City of Shoreline Police have no leads or DNA related evidence to help them in their investigation of the crime. Robin did have some older lower definition cameras outside, but the images captured are not of much help. We are asking all residents in the area of this incident to check their home cameras (doorbell, driveway, etc) to see if anyone has footage of this individual. If you have any information about this incident (videos, pictures, etc), please call 911 or contact the Shoreline Police.

Update: Spoke with detective Eric Soderstrom this afternoon. The Lynnwood Police made an arrest early this morning regarding the Robin Rask home burglary mentioned above. A female was arrested in a stolen car and numerous items from the burglary including bearer bonds, CDs and passports were recovered from the vehicle that belonged to Robin. This was just reported to the City of Shoreline late today and they have been trying to get in touch with Robin.

2.) Homeless person near Pool and Community building:

Two nights ago, one of the off-duty officers patrolling the Community encountered a homeless person loitering around the Pool and Community building. He was given a ride out of the area and dropped off on Aurora Avenue. Be aware that during this very Cold weather the homeless are looking for any available shelter. Don't hesitate to call 911 and report any activity out of the ordinary in our community.

3.) All the older cases mentioned in previous reports have been closed by the City of Shoreline

PD. If new information is discovered, they could be reopened. No fingerprints or DNA was recovered at any of the past events.

COMPLIANCE, Sean Chittenden –

Website:

- Selected PayHOA for new backend management of HOA, including Compliance, B&R management, and Directory. Stay tuned for more as we continue to unlock functionality.

Compliance:

- Continued back-and-forth with Counsel regarding outstanding issues with 18029 13th Ave NW
- Loading existing compliance issues into PayHOA for tracking and follow-through

BUILDING & REMODEL, Rena Lunak-

Property 1: Oliver/Trautman Deck expansion (17717 17th Ave NW)

Summary: Expanding existing deck footprint by 7 feet, making the deck a 9' ft deck. All neighbors have signed off except for the immediate neighbor to the North. There aren't any Sound or mountain view impacts, but because the homes are very close to each other on the property, the neighbor feels the deck is invasive. However, it does not go into the setback and is within the existing home footprint. The Board took both sides of the debate into consideration and ultimately agreed that because the deck doesn't block Sound or mountain views, and is within the appropriate setbacks, that it should be approved. Motion to vote, seconded, unanimous vote of approval.

Property 2: Puetz-Hang landscape update (17259 13th Ave NW)

Summary: As a reminder, when there are plan updates to an existing remodel, the updated plans need to be submitted for Board review. The Puetz-Hang property plan has been revised to accommodate some new landscaping and structure in the circulation zone. Any core structural elements not previously approved need to be outside the setbacks and cannot be attached to the core home's structure. That's the case with the updated plans submitted. The Board reviewed the updated plans, heard impacted neighbor questions and concerns, and voted to approve the updates since they weren't structural to the home and were in the circulation zone.

TREASURER, Jennifer Mace –

At the close of December 2023, our Operating Checking was \$187,312, Collections Savings was \$2,226, and the Asset Reserves Savings was \$396,846.

For 2023, we collected \$511,765 in annual dues and had \$23,430 in revenue from the clubhouse. We funded \$45,000 to the asset reserve as part of the planned 2023 budget. The natural reserves budget for 2023 was not fully utilized as we lost one of our primary resources for maintenance during the year. The result is a surplus of fund (i.e. under budget for 2023). We expect to use some of that surplus in 2024 related to the deferred maintenance on the trails and in the reserve areas. We will be evaluating the amount expected to be used for the deferred maintenance and allocating the excess to refund our asset

reserve balance for the \$45,000 remaining outstanding (due to be repaid to the asset reserve by year end 2025).

We plan to use Zelle again as the electronic payment option for the 2024 dues collection.

CLUBHOUSE/GROUNDS, Mary Ruhlman –

Clubhouse rentals for December: Five (One Activities Events)

Clubhouse rentals for January: Five (No Activities Events)

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

NATURAL RESERVES, Steve Johnston –

The Reserves fared relatively well in the recent icy weather. We removed several fallen trees from the trail in mid- Eagle Reserve. We also dug out debris from the drainage ditch along the back trail in Blue Heron to keep water from flowing down the spur trail. In addition, in other parts of the trail system, we filled in potholes, applied gravel, picked up garbage (such as abandoned doggie bags), and cut back vegetation.

IA ACTIVITIES, Brian Branagan –

Save the Dates:

Clubhouse Cleanout Party - February 4th and 5th

Spring HOP! - Saturday, March 30th

Wine Tasting – May (TBD)

Salmon BBQ - Wednesday, July 17th

Family Summer Camp-Out & Pancake Breakfast - August 17th and 18th

Oktoberfest - September 21st

Children's Spooktacular! - October 26th or 27th

Holiday Soiree - December 8th

IAAC – IAC Merger

Now that the Innis Arden Activities Committee and the Board of the Innis Arden Club approved the Merger Plan in December 2023, we will be working with the Club Counsel to submit the required documents to the Washington Secretary of State to complete the merger. Once that is completed, we will move our bank accounts to Wells Fargo so that our financials can be reported to the IAC Board Treasurer.

Next Activities Meeting

Our next meeting is on Monday, February 5th, 2024, at 7pm, at the Innis Arden Clubhouse.

IAC Annual Meeting

The 2024 IAC Annual Meeting was scheduled for January 17, 2024 but had to be delayed due to lack of a quorum of votes. Community members and board members in attendance engaged in a lengthy Q & A and discussion following the presentation of January board member reports. The IAC board voted to continue the Annual Meeting out to January 31, 2024 at 7pm via zoom:

<https://us06web.zoom.us/j/95200848869?pwd=THpVTldqSG1DUGpaZjVEeJmOFNTZz09>

Meeting ID: 952 0084 8869

Passcode: 77189

The next February IAC Board Meeting will be February 13, 2024 at 7pm via zoom. (same link as above)

Meeting adjourned at 8:40pm. Motion 2nd and approved unanimously.

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!