Remington Homeowner's Association

Minutes for the Board of Director's Meetings

2016

Included are the Minutes for meetings held January through November.

No Board Meeting was held in May (General Homeowners' Meeting), November (Budget Ratification Meeting) or December.

Remington Home Owner's Association Board of Directors Meeting Wednesday, January 13- 6:30pm at Paul Robbins 29129 201st Court SE

Meeting Minutes

Call to Order/Establish Quorum 6:40 pm

Bryan Kelley, President

Present were Jenny Allyn, Shelley Gere, Robyn Welch, Bryan Kelley, Paul Robbins, Paul Welch, Randy Sorge and James Tungsvik.

Approval of Minutes

Robyn Welch, Secretary

October Board Meeting minutes- Shelley made a motion to approve, Paul Robbins seconded. Motion passes none opposed.

Treasurer's Report

Paul Robbins, Treasurer

Contributions to reserve look good. AR is up to date. Based on monies coming in from judgements, Shelley Gere made a motion to move \$30,000.00 from checking to reserve, Robyn seconded. Motion passes, none opposed.

Committee Reports:

Landscaping Committee Report

Mark Doherty

Mark Doherty sent in a report that stated he will be going on mole patrol in the park soon. Irrigation is not due to be turned back on until spring.

Druids Report

Mark Rosenberger

Not in attendance. Mark got reimbursed for last year's tournament and is getting set up for the 2016 Tournament.

Welcome Committee Report

Jenny Allyn

Jenny stated that she needed to visit 3 new homeowners.

Website

Kathy Morrisson

Not in attendance. Paul Welch has compressed last year's meeting minutes and they are on the website now.

Newsletter

Shelley Gere

The next newsletter will be out at the end of February

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Maintenance Committee Report

Paul Welch

Paul reported that Byron from Estate fencing dropped off a dozen plastic fence caps to replace ones that have been knocked by (possibly by some mischievous elk).

Also he will be contacting a company to pressure wash the islands this spring and possibly have them repainted where needed.

Mailbox Stand Replacement-

Steve Strand

Not in attendance. He emailed his report stating that there may be 6-8 stands that need to be replaced. He will be checking on this early spring.

Crime Prevention Committee

Randy Sorge

NNO is scheduled for Tuesday August 2nd at the park. Randy is looking into a classic car show at the park, bouncy house and maybe outdoor movie! BBQ is also on schedule.

Remington has been pretty quiet, however there was a burglary earlier this fall and an assault reported.

ACC Committee:

Paul Welch, Randy Sorge and Steve Horton

A new resident has inquired about using split rail fencing, and he has been informed about a new committee of homeowners, he has emailed the board to inquire. ACC may start using a digital fax number and updating infrastructure to streamline the submission of project requests. Paul stated that the letter from ATC w/ billing should include a reminder that RHOA website contains the most complete and current guidelines, CC & R's, lot information and preferred method of submitting project request forms.

Old Business/ or discussion topics:

D1 lot 28 will be given a due date for landscape finish.

Div. 1 lot 77 ATC to send an email regarding rocks on shoulder.

Div.1 lot 63 will be given until February inspection to see if ditch is cleaned up.

Div.2 Lot 35 homeowner will be contacted to acknowledge complaint.

There will be a new committee of 4-5 home owners to study fence upkeep, fence type and back yard structures. Shelley Gere made a Motion to form this committee, and Paul Robbins seconded. Motion passes, none opposed. The Board will make initial contact with volunteers.

Powerline spraying in conjunction with BPA scotch broom trimming maintenance. Estimate for spraying 40 acres under the powerlines was \$15,000.00. BPA to do 1 year, and RHOA to do following 2 yrs. This is a substantial cost and it will be tabled until February meeting. No formal agreement has been signed with BPA.

Finalize Barghausen power line trail survey, we have had no follow up with them- ATC will check status.

New Business/Discussion topics:

ATC will be available in June for our Board meeting.

Violation letters – the first violation letter to be toned down a notch.

Shelley Gere made a motion to allocate a maximum of \$250.00 to pay someone to re-type the Bylaws so we have a soft copy. Several revisions will be made and the new Document

will them be recorded with King County. $\,$. Robyn seconded, Motion passes none opposed.

<u>Next Meeting</u>: February 10th Wednesday at the home of Paul Robbins 6:30 PM 29129 201st Court SE Kent, WA

Adjournment: Adjourned 8:45 pm

Remington Home Owner's Association Board of Directors Meeting Wednesday February 10th, 6:30pm at Paul Robbins Home29129201st court SE

Meeting Minutes

Call to Order/Establish Quorum 6:31 pm

Tony Nowacki Vice President

Present were Tony Nowacki, Jenny Allyn, Shelley Gere, Robyn Welch, Paul Robbins, Paul Welch and James Tungsvik.

Approval of Minutes

Robyn Welch, Secretary

January Board Meeting minutes- Shelley made a motion to approve, Robyn Welch seconded. Motion passes none opposed.

Treasurer's Report

Paul Robbins

Reserves have been adjusted to \$516.00 level that occurred due to an incorrect deposit. AR looks good. Div.3 lot 104 has been served.

Committee Reports:

Landscaping Committee Report

Mark Doherty

Not much is going on right now, Mark not in attendance.

Druids Report

Mark Rosenberger

Mark emailed his report, 19th annual Golf Tournament contract signed and down payment submitted. Tournament date is Sunday, October 2nd. Druids has updated resident listing for Remington.

Welcome Committee Report

Jenny Allyn

Jenny stated that no new homeowners have moved in within the last month or so. She has contacted the new homeowners that moved in the last few months and they all have gotten their welcome baskets. NNO in August, the deposit of \$483.27 has been sent out for a bouncy house.

Website

Kathy Morrisson

Not in attendance.

Newsletter

Shelley Gere

The next newsletter will be out at the end of February.

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Maintenance Committee Report

Paul Welch

Paul will check with Mark Doherty of Landscape to see if FMC can apply moss out on the islands in our entryways. The islands will also need to be repainted with yellow reflective paint; Paul will get bids for that work also.

Mailbox Stand Replacement-

Steve Strand

Not in attendance, no report submitted.

Crime Prevention Committee

Randy Sorge

Mailboxes on 296 th were vandalized, the newer style locking boxes were cut open and locks broken. Druids also had a burglary mid-January.

ACC Committee:

Paul Welch, Randy Sorge and Steve Horton

ACC will set up a "delivery receipt" message to anyone that has submitted a project request that way letting the homeowner know his request was received in a timely manner. Bryan Kelley has contacted 3 people that volunteered to work on the fence Committee. This will be organized and set up within the next month.

Old Business/ or discussion topics:

P & P's or HOA's rules and Regs.

Tabled until the March meeting, Board needs to make sure they have all the updates first.

New Business/Discussion topics:

BPA – The maintenance of scotch broom on the powerline trail. This is tabled until March meeting, the Board is still fact finding.

Create a friendlier 1st violation notice. A softer approach is being chosen for the first letter, there will be 3 letters total, the third being the fine.

Respond to Div. 1 Lot 77 Rocks on shoulder, ATC to contact the homeowner to see if something can be worked out.

Determine what to do about Seahawks flags hung inside the home in front windows, tabled until March meeting.

Div. 3 Lot 24 follow up on the 4 trees limbed but not taken down, no project request filled by homeowner.

Bylaws have been typed up, they will be revised, submitted and recorded with King County, and mailed to every homeowner.

Wiring in houses in Remington homeowner made a report on Nextdoor Remington, Shelley will also include the information in the February newsletter.

Promote awareness of gaps after Shelley Gere retires from the Board in July. Possible dividing up of the tasks she managed for the RHOA.

Shelley Gere said she would join ACC in July after retiring from the Board, but only to maintain the Project request log.

Manager Report, 2016 Management Plan/Annual Calendar, and Rental Log: For Board reference. This is being updated for the new year.

Next Meeting: Wednesday March 9^{th} at the home of Robyn Welch 19925 SE 293^{rd} Court. 6:30~PM

Adjournment: Adjourned 7:30 pm

Remington Home Owner's Association Board of Directors Meeting Wednesday, March 9 6:30pm at the home of Robyn Welch 19925 SE 293rd Court.

Meeting Minutes

Call to Order/Establish Quorum 6:35 pm

Bryan Kelley, President

Present were James Tungsvik, Shelley Gere, Robyn Welch, Bryan Kelley, Tony Nowacki, Paul Robbins, Mark Doherty, Jenny Allyn and Paul Welch.

Approval of Minutes

Robyn Welch, Secretary

February Board Meeting minutes Approved Motion made to approve made by Shelley Gere, seconded by Paul Robbins All in favor none opposed. Motion passes.

Treasurer's Report

Paul Robbins, Treasurer

Tabled until next month, board packet not received.

Committee Reports:

Landscaping Committee Report

Mark Doherty

The finishing of the laterals in the park will start mid-March or April depending on the weather, there is a lot of water in the park now. There are seven laterals to be installed, the wiring is already in, the mainline is in. Mole baiting in process.

Druids Report Mark Rosenberger

Mark has reserved the Pavilion at Druids Glen for our May 11th General Meeting from 6:30 - 8:00 pm. We have a guest speaker, Bryce Landrun from Thundering Oaks; he is a certified Arborist and will speak about tree care/preservation.

Welcome Committee Report

Jenny Allyn

No new homeowners since July.

Website Kathy Morrisson

Not in attendance, Some ACC instructions for committee will be updated on website.

Newsletter Shelley Gere

The next newsletter will be out at the end of April. This will be digital only.

Maintenance Committee Report

Paul Welch

Bid received for Moss removal from all medians from NLS services. Shelley made a motion to accept bid of \$1412.00, Robyn seconded. Motion passes, none opposed.

Paul said he will not be on maintenance any longer, the lack of help and most of the projects are handled by bids now. The Board will take over this area. Thank you to Paul for all the work he has done over the years to keep Remington looking pristine.

Mailbox Stand Replacement-

Steve Strand

Not in attendance.

Crime Prevention Committee

Randy Sorge

3 break-ins at Druids in 4 days last month. No new information.

ACC Committee:

Paul Welch, Steve Horton and Randy Sorge

Paul will be leaving ACC effective June 1. The remaining two members are very good. Paul has contacted a homeowner to see if he would be interested in joining the committee, he has not heard back as of yet. If there less than 2 on the committee then the Board will take back the voting to approve project requests.

Shelley Gere has agreed to stay on as ACC "bookkeeper" thank you Shelley!

Old Business/ or discussion topics:

Fence committee: 4 people have been contacted; a decision needs to be made as to what we are looking for with this committee. Fence up keep, staining, investigate 2 and 3 rail fencing.

Flags: If you have a flag it needs to be hung on a pole or a mast outdoors only. Need to put this in Policies and Procedures.

D3L24: butchered trees. Shelley made a motion to direct the Association attorney to send a demand letter \$3,500 in fines assessed for 7 trees on outstanding action and secure a arborists' report on the destroyed trees.

D3L96: PVC cross hung in back yard on tall tree. One friendly reminder has been sent for removal.

D1L76: Tarp and Pole grandfathered in, verification letter sent to homeowner for their records

D2L65: Tarp and Pole grandfathered in, verification letter sent to homeowner for their records

D2L35: Tarp and Pole grandfathered in, verification letter sent to homeowner for their records

Bylaws: have been typed in word and invoice submitted to ATC for Payment. Board members must be Remington homeowners, and the term of office statements has been changed. The Board will make the changes before submitting them to ATC.

Scotch Broom quote: \$15 K per year for 2 years. Check with our attorney to investigate the liabilities along the powerline easement. Is BPA responsible? Is Association responsible? Board will allow up to \$1,000.00 for research on the questions.

2016 Management Plan: Tabled until next month. Landscape needs to review.

Spring reminder letter needs some basic changes before mailing, will go out end of April.

Speaker for May General Meeting is Bryce Landrun from Thundering Oaks Arborist. He will speak for about 20 minutes on tree preservation, tree care, why we should not top sail trees etc.

<u>Next Meeting:</u> Wednesday April 13th at the home of Shelley Gere 19932 SE 293rd Court

Adjournment: Adjourned 8:36 pm

Remington Home Owner's Association Board of Directors Meeting Wednesday April 13th, 6:30pm at Shelley Gere's home 19932 SE 293rd Court

Meeting Minutes

Homeowner Hearing D3L24

6:30 pm

Board interview with Gary Murfin

7:00pm

Gary will be new ACC Chair

Call to order/ Establish quorum

7:17 pm

Tony Nowacki Vice President

Present were Tony Nowacki, Shelley Gere, Robyn Welch, Paul Robbins, Paul Welch, Randy Sorge, Mark Doherty and Suzanne Cameron from ATC

Approval of Minutes

Robyn Welch, Secretary

March Board Meeting minutes- Shelley made a motion to approve, Paul Robbins seconded. Motion passes none opposed.

Treasurer's Report

Paul Robbins

There has been a slight jump in legal fees, AR is holding steady though, \$29,000.00 in bank as of March. Reserves are still being contributed to.

Committee Reports:

Landscaping Committee Report

Mark Doherty

All systems on now, backflow test to be done before June 1st. Mark will scan plans for irrigation systems and send to Shelley so it can be put online. Final park system fix is scheduled end of April first part of May.

Druids Report

Mark Rosenberger

Nothing new to report. Druids pavilion is reserved for our May General Meeting

Welcome Committee Report

Jenny Allyn

Jenny stated that there has been one home that has closed, she has not had a chance to meet with them yet.

Website

Kathy Morrisson

Not in attendance.

Newsletter

Shelley Gere

The next newsletter will be out at the end of April.

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Maintenance Committee Report

Paul Welch

NLS pressure washed all islands in Remington, he will also be re-gluing fence caps under the powerlines as the wind blows them off.

Mailbox Stand Replacement-

Steve Strand

Not in attendance, no report submitted.

Crime Prevention Committee

Randy Sorge

Car break in, a home entered through a stolen garage door opener, and a reminder of NNO in August.

ACC Committee:

Paul Welch, Randy Sorge and Steve Horton

ACC new Chairman is Gary Murfin, thank you for volunteering Gary! Paul is off duty as of June 1st 2016

Old Business/ or discussion topics:

D2L35 - Closed item.

Fence Committee: Tony will get names from Bryan and contact the people that volunteered to help.

Scotch broom and powerline trail: at \$15,000.00 per every other year it was deemed too expensive to pursue at this point.

Wash 3 rail fencing in Remington: bid was for \$2315.00, which is \$500.00 over budget. Paul Robbins made a motion to accept bid as we have enough in reserves to cover the balance, Robyn seconded. Motion passes, none opposed.

Spring Reminder flyer: changes made and will be sent to ATC to send out.

Bylaws need updating: Tabled until June meeting.

2016 Management plan: Board discussed having inspection in January, all in favor. Signed and changed on ATC document.

New Business/Discussion topics:

Div. 1L76

This item is under legal review.

Div.1L31

ATC will send letter for tall screening foliage.

<u>Next Meeting:</u> Wednesday May 11th GENERAL MEETING - Druids Glen Pavilion 6:30 PM

Adjournment: Adjourned 8:43 pm

REMINGTON BOARD MEETING

June 8, 2016

Present: Paul Robbins, Jenny Allyn, Mark Doherty, Tony Norwicki, Gary Murfin, Paul Welch and

OPEN FORUM FOR MEMBERS: Four lot owners came to the meeting to voice their concern over the

verbiage of the compliance letters, making letters more specific of what the violation is and the association being potentially to 'nit picky' over the violation itself. Board to take comments under

advisement.

New Board Member:

Motion made seconded and approved to appoint Eric Parker. Eric will appointed to the secretary's

position.

COMMITTEE REPORTS:

Landscaping: Park irrigation system is 90% completed. Soccer and sports field completed. Projected

date of completion should be by this Friday 6/11/16. Some issues with FMC. Some questions on performance, committee is deciding if they want to take bids and looking at switching landscaping

company.

Welcoming: Three new owners since 4/15. Committee has made it to all homes except one which

appears to be uninhabited. Committee will continue to try and make contact with owner.

NNO: Bouncy house ordered, checking with Bryan to see if he is still going to BBQ for event.

Druids Glen: No Report

Newsletter: No Report

Maintenance:

NLS job completed for pressure washing the island and fences, did an excellent job.

Did some fence maintenance post replacement cap.

Will cement posts

Website: No Report

ACC:

12 applications approved since the last meeting. ACC also reviewing follow up confirmations of owners who have completed projects.

Fax/PDF phone number has now been set up for owners to send their applications to in addition to email attachments, snail mail etc.

Action: ACC to develop a set of guidelines on astro turf in the association.

Prevention: No Report

Treasurer's Report:

As of 4/30/16

Operating Account: \$ 28,000.66
Reserve Account: \$ 167,316.12
Total Assets \$ 195,316.12

2015 Audit was completed. No Issues

Treasurer's report accepted as presented.

Bylaw update: Have been sent to county recorder's office for recording. Once recorded and sent back to ATC, they will mail a copy to all owners.

Fence Guidelines Sub-Committee: Tony working on setting up a meeting for them to get together in the next couple of weeks.

D3L24: Ongoing. Owner completion date to have new trees installed is 6/18. During the tree removal owner process owner used a small cat to remove and tore up lawn. Owner is required to reestablish lawn by 9/30/16.

D1L63: Non approved Garden Fence. Fence looks good, however, not approved. Owner to be sent compliance letter to please follow policy and submit ACC request form.

Next meeting is July 13, 2016 6:30pm at 20103 SE 292nd St.

Meeting adjourned at 8:26 pm Respectfully submitted James Emory Tungsvik

AROUND THE CLOCK, INC. CRMC BOARD MEETING MINUTES/INSPECTIONS .\

Acct #:Assoc	ciation: <u>Hemington</u> Homeon	vies Agent: James
		Assoc.
BOARD MEETINGS:		
There is no meeting minutes	for the July 2016 (Date)	Board Meeting Because:
☐ Quorum Not Met/Me	eeting Cancelled	
☐ No Scheduled Meetir	ng .	
☐ Have Not Received th	nem from	(Board Member)
	ceive Them:	
Other: MEEting	Held - No Hinutes tak	EN
Agent did not attend the		Board Meeting Because:
☐ Date Rescheduled an	d Agent Had Prior Engagements	
☐ Agent Sick		
Other:	· · · · · · · · · · · · · · · · · · ·	
DRIVE THROUGH INSP.	ECTIONS:	
Inspection Date:		
☐ Did Inspection-No Co	C&R Violations to Note	
☐ An Inspection Was N	ot Done Because:	
Signed: Jang Ung	Jugue Date: 4/13/18	

REMINGTON BOARD Get Together (Not an official meeting as there is no Quorum) August 10, 2016

Board Members Present: Paul Robbins, Eric Parker,

Board Members Absent: Tony Nowascki (excused)

Committee Members: Jenny Allyn, Mark Doherty, Gary Murfin, and Paul Welch

Others: James G.

OPEN FORUM FOR MEMBERS

No Reports.

COMMITTEE REPORTS

Fence Committee: Working on who will be on committee. Sent out a notice to residents to solicit participants.

Landscaping: Park irrigation project is complete. Grass coverage is good. Water bill this month is \$6K, hitting the budgeted amount. Turning off water for conservation purposes. Updating the landscape contract for contractors to bid from. Will add line item to add power line trail to landscape contract. Playground ship raking and entrance annual flowers will also be added to the contracts.

Welcoming: 2 new neighbors.

National Night Out: Having food made big increase in attendance, 140 estimated. 2 cars were out for the car show. Bouncy House was popular with the kids.

Volunteer needed to head up the Easter Parade as Lisa Fong stepped down. Santa firetruck also has a need for a coordinator Jenny Allen worked with the fire department and Jim Percival 9 (?).

Druids Glen: New server made error on applying policy.

Newsletter: No Report

Maintenance:

Gates are blocked by scotch broom, will need to ask BPA to clear easement as they have done in the past. Could do limited common-area assessment could apply only to the owners along the right of way. Or we can add the cost to the next budget and save for three years then spend.

Burn ban in our fire district 44 is different than the county. The station has no signage for the station.

Website: No Report

ACC:

Fence Sub-Committee: One homeowner has completed their artificial turf installation and it looks nice. Comments have also been made that another installation does not look appealing due to the installation of the materials. James will check with association of associations to see if there is guidance for a Turf policy.

Kudos to James. Computer challenged lady was very thankful for help.

Consideration needs to be given to the timing needed between homeowners getting ACC project approval and the subsequent permitting process with the governments, and giving extensions when needed to help ensure that timing to complete project does not run out.

PREVENTION: No Report

TREASURER'S REPORT: No Report

From prior: As of 4/30/16

Operating Account: \$ 28,000.66

Reserve Account: \$ 167,316.12

Total Assets \$ 195,316.12

2015 Audit was completed. No Issues

Treasurer's report accepted as presented.

Bylaw update: Copies have been mailed and received by owners.

Fence Guidelines Sub-Committee: Working on who will be on committee. Sent out a notice to residents to solicit participants. Participants not stepping forward to form free-standing sub-committee, so ACC is not seeing a strong need to continue to pursue forming the committee.

Next meeting is Wednesday September 4th, 2016 6:30pm at 29129 201st Ct SE.

Meeting adjourned at 7:30 pm Respectfully submitted Eric Parker

REMINGTON HOMEOWNERS ASSOCIATION Meeting Minutes September 14, 2016

Board Members Present: Paul Robbins, E	Eric Parker,	Tony Nowacki
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Board Members Absent: none

Committee Members: Mark Doherty

Others: Bill Paquin, James Tungsvik, ATC

There are no Minutes from the August meeting, as there was not a quorum. Notes from the meeting were reviewed by email.

The July minutes were approved as written.

OPEN FORUM FOR MEMBERS

Bill Paquin attended to discuss his interest in joining the board.

COMMITTEE REPORTS

Fence Committee: No report.

Landscaping: Mark Doherty – contacted 4 landscaping companies to obtain competitive bids. Will reach out to FMC and Signature Seasonal to get final bid for maintenance and seasonal annuals.

Welcoming: None.

National Night Out: None.

Druids Glen: None.

Newsletter: No Report

Maintenance: None.

Website: No Report

ACC: None.

PREVENTION: No Report

TREASURER'S REPORT: No Report

Treasurer's report accepted as presented.

Homeowner Hearing: Division 2 Lot 56 – Fence request. It was moved by Eric Parker, seconded by Paul Robbins, and approved to build a 6 foot Estate Style fence along the front to the lot lines and along the side lot lines to the back lot line. Along the back lot line, the board approved, with the homeowner's agreement, a three-rail fence with rectangular wire mesh, sometimes referred to livestock fencing.

Next meeting is Wednesday, October 12th, 2016 6:30pm at 19914 SE 293rd Ct.

Meeting adjourned at 7:30 pm. Respectfully submitted, Eric Parker

Reminster Board Meeting- Cet 12, 2016 Mosting ofened@ 6:35 PM Present Tony Novacli, Paul Robbins, Shelie Paul Welch, Jenny allyn, Bill Pazuin, JAMESTungonie Paul Welch, Jenny allyn, Bill Pazuin, Wien ATC Minutes: SEPT Minutes Approved As written
Action: Jong to Contact Eric on Sensing Minutes to Web-Wescome Committee: 4 New oriners Moved in hast 30 days Committe vile go to homes and Welcome them to Assoc. Maintenance Committee: HAd to Regue Poot CAps in Acc Committee: 1200 Project Approved. Website: No lepdate Preventin Committee - No Report Insurance Policy: Insurance Policy Concerning
Insurance Policy: Insurance Policy Committees
Coverage to Extended to the Board and Committees
Coverage to Extended ond Committees are freely Covered
Loas Covered. Board and Committees are freely.
In all alcision made with a 2 million Policy.
Actim: Jony to Contact Gary and Sot Jene to Meet.
Finance. Finance: SEPT Financial Pachet - Approved AS France Mohin Made Seconded and Approved to Varify 2017 Budget Meeting Adjourned @ 7:45 pm James Eurry Tungsule Assoc. Myr