

REMINGTON HOMEOWNERS ASSOCIATION  
MEETING MINUTES  
January 13, 2021

**PRESENT:** Paul Robbins, Lisa Kramlich, Shelley Gere, Corinne Wanits, Jenny Allyn, Sarah Kennedy, Jane Knutsen, Mark Rosenberger

**MEETING CALLED TO ORDER AT:** 6:31PM

**ABSENT:** None

**MINUTES:** Tabled October 2020 meeting minutes

**OLD BUSINESS:**

**COMMITTEE REPORTS:**

**Maintenance:** Mark Rosenberger/See attached report

**Welcome Committee:** Jenny Allyn/ 22 homes turnover in 2020 which equates to 8%.

**NNO:** Jenny Allyn/Tabled to see how COVID restrictions play out over the next several months.

**Landscaping Committee:** Chair position vacant

**ACC:** See below activity report for November and December 2020

D1L019 Sky wall Replacement	Approved
D1L031 Fence	Approved
D1L010 Tree Removal	Approved
D1L003 Tree Removal	Approved
D3L067 Shed	Denied
D1L030 Fence	Approved
D2L034 Tree Removal	Approved

Motion made to appoint Dustin Kramlich to the ACC Committee. Motion seconded. Motion passes.

**Druids Glenn:** Chair position vacant

**Policies and Procedures Booklet:** Corinne Wanits/Jenny Allyn – Tabled Committee to give update in February.

**TREASURER REPORT:**

**Reserves:** Encouraging all board and committee members to review the reserve study to understand what those monies go to and why we create a reserve account. Look at items in reserve study to see if there is anything else that should be completed and that the budgeted amounts are updated due to inflation.

**RECOMMENDATION MADE:** Recommendation made to increase the reserve contribution by 50.00 in year starting 2022.

**HOA LAPTOPS:** There are two HOA laptops that the HOA owns. These very old, outdated computers. Paul R has one and Corinne W. has one. Both board members are to drop them off at Jenny Allyn's house to bring to ATC so the hard drives can be pulled and the laptops recycled.

January Inspection review will be conducted by: Sarah Kennedy and Lisa Kramlich

NEWSLETTER: Sarah to discuss with the newsletter chair articles to be included and give deadline for presentation to mail out.

CC&R Amendments: Board to set aside 30 minutes of each meeting to discuss proposed amendments and roll them out in May of 2020 for owners to review and vote.

Golf Course Contract: The association is going to send to the new owners a letter that discusses the possible sign change from Druids to their new name. HOA is going to remind owners of Druids Glenn that the HOA per contract has the right to review any proposed signage changes prior to installation.

Respectfully submitted,

James Emory Tungsvik, MPM RMP  
Association Manager

**January 13, 2021**

**RHOA Board Meeting**

**RHOA Maintenance Committee Report for the Months of November & December**

**Submitted by: Mark Rosenberger**

**Entrance Holiday Lighting**

The entrance monuments at 207<sup>th</sup> and 202<sup>nd</sup> were inspected to determine if they were capable of incorporating holiday lighting on the surrounding shrubs.

The monument at the 207<sup>th</sup> entrance was found to be suitable for lights.

With the Board's approval, holiday lighting was purchased and installed.

The monument at 202<sup>nd</sup> is in need of electrical repair. An attempt to repair will be postponed until the spring.

Holiday lighting was removed, cleaned and dried for storage on Jan 3. Storage containers have been purchased to store the lights and extension cords for future years.

**Entrance Monument Spotlights**

Entrance spotlights were cleaned of mud and debris at all three entrances.

**Mailbox Stand Vandalism / 202<sup>nd</sup> Ave SE & 201st PL SE**

In response to a Homeowner's inquiry, the mailbox stand at the above location was inspected to determine if additional lighting could be provided to prevent further vandalism.

The result of the inspection showed that the street light across the street from the mail box stand provides lighting that is equivalent, if not better, than most mailbox stands throughout Remington.

In an attempt to provide better lighting, a request to PSE was made to replace the original amber street light with a Bright White LED Light Head Assembly on Pole No. 312571-169338.

On Dec 29, PSE communicated that they are reviewing the request.

On Dec 30, PSE communicated that a Bright White LED Replacement Light Head Assembly will cost the HOA between \$400-\$600, depending on what light assembly is selected.

The alternative is to wait until the light fails due to age and then request a Bright White LED Light Head Assembly to restore the lighting at no cost.

**Winter Projects**

- Monitor and take action to repair as needed.
- If any Board or Committee members notices, or receives Homeowner inputs on maintenance items that I have not discovered, please contact me.

REMINGTON HOMEOWNERS ASSOCIATION

MEETING MINUTES

February 10, 2021

PRESENT: Lisa Kramlich, Corinne Wanits, Jenny Allyn, Sarah Kennedy, Jane Knutsen, Dustin Kramlich, Mark Dautery, Mark Rosenberger

By Invitation: Paula Boyd, Doug Morris

MEETING CALLED TO ORDER AT: 6:40PM

ABSENT: Shelley Gere

MINUTES: January 2021 meeting minutes/Motion made seconded and approved.

OLD BUSINESS:

Corinne is in discussion with King County about possible gravel replacement in the strips in front of the homes.

COMMITTEE REPORTS:

Maintenance: Mark Rosenberger/See attached report

Welcome Committee: Jenny Allyn: One new house closed 1/22. Still not meeting with new owners due to COVID.

NNO: Jenny Allyn/Tabled to see how COVID restrictions play out over the next several months.

Landscaping Committee: Proposal to get a weather-based controller that will adjust automatically depending on the climate. Price is 373.00 + tax. Motion made seconded and approved to purchase.

Received the report from Tree Solutions. The Board, committees, and the RHOA will need to discuss the findings and suggested recommendation for the neighborhood. Suggest the report be posted on the RHOA website.

ACC: See below activity report for November and January 2021

D1L027 Fence                      Approved

D3L056 Roof                        Approved

OPEN/IN PROCESS:

D1L031 Fence

D1L055 Tree Removal

D3L007 Roof

D2L015 Fence

Druids Glenn: Chair position vacant

Policies and Procedures Booklet: Corinne Wanits/Jenny Allyn – They are both drilling down to it farther to produce a finished product. Mock up should be ready for review in 45-60 days.

TREASURER REPORT: Financials Reviewed: No questions.

January Inspection: Not returned to ATC for processing.

NEWSLETTER: Sarah made contact with Erin and should have newsletter for review in the next few days.

CC&R Amendments: Board to set aside 30 minutes of each meeting to discuss proposed amendments and roll them out in May of 2020 for owners to review and vote.

Golf Course Contract: Board introduction letter will be sent to new owners within next 10 days.

Motion made seconded and approved to appoint the following:

Doug Morris – Chairperson to Druids Glen Committee

Paula Boyd – Association Treasurer

Next virtual meeting is scheduled for March 10<sup>th</sup> 6:30pm

Respectfully submitted,

James Emory Tungsvik, MPM RMP

Association Manager

**REMINGTON HOMEOWNERS' ASSOCIATION**

**Minutes**

**March 10, 2021**

**PRESENT:** Corinne Wanits, Paula Boyd, Mark Rosenberger, Lisa Kramlich, Jenny Allyn, Jane Knutson, Mark Doherty, Doug Morris, Shelley Gere and James Emory Tungsvik with Around The Clock Inc.

**Absent:** Sara Kennedy - Excused

**Guest:** John Anderson

**MEETING CALLED TO ORDER AT: 6:36 pm**

**MINUTES:** February 10, 2021/Motion made, seconded, and approved as written.

**OLD BUSINESS:**

Gravel update

Tree Solutions report tabled until next month: Tabled to April.

**COMMITTEE REPORTS:**

**Maintenance:**

See attached Report.

Motion made seconded and approved for playground chips for expense up to 3600.00.

Gravel: A King County (KC) district supervisor drove through the entire complex to evaluate the road shoulders and identified what needed to be repaired. Unfortunately, we will not be getting the entire development graveled. Much of the development has the appropriate amount of gravel and meets KC guidelines. They will not lay gravel for the beautification of a neighborhood. They do not have the time or budget for that.

However, they identified a lot of spots that do need work and those will be fixed. In general we are looking at shoulder restoration by the mailbox trees, corners, and other high traffic areas. Some cul-de-sacs have suffered gravel spray from the garbage/recycle trucks turning radius. Those areas will also get some gravel.

Work should be complete by mid-April, weather depending.

**Welcome Committee:** No sales since 1/27. Waiting on if HOA will do a picnic/NNO on COVID.

**Landscaping Committee:** There was brush removal in the park which open the park more, cleaning it up and being able to see deeper into the park.

Quick Coupler and weather station has now been added to help with water control Should bring up to a 30% more efficiency with water usage.

Playground equipment could use a good power washing.

Earth Day 4/22 weekend after that to try and work on the park frontage. HOA will need volunteers to reduce project costs. Motion made seconded and approved to install 400 plants at a estimate of approx. 2100.00.

Motion passes.

## Landscaping Report Continued:

Committee needs new chairperson as Mark D. has stepped down. He will continue to be on the committee to help finish already identified projects. Committee met with new Board member Paula B. to familiarize her with upcoming landscaping projects. Ridgeline started and completed the park brush removal project. Mark D. will be doing the play area valve replacement in the next week or so.

Park frontage project should begin around April 24th. This will coincide with Earth Day which is April 22nd. We need volunteers for planting in order to reduce project cost. Mark will have the plants pre-positioned so any volunteers will only need to bring their own shovel, gloves, face masks, and community spirit.

The new park irrigation controller and weather station was purchased last month and Mark will install and test it later this month.

### **ACC:**

#### Processed Requests:

D3L104 Fence      Approved  
D2L009 Tree Removal      Approved

#### Pending Requests:

D2L015 Fence  
D1L011 Tree Removal  
D1L60 House Paint  
D2L031 Garage doors  
D1L047 Fence  
D1L046 Fence  
D2L006 Fence

#### Requests that are still with ACC:

D1L068 Tree Removal and Fence/Gate

**Druids Glenn:** New chairperson will be contacting them in the next week to schedule some time for introductions.

**Policies and Procedures Booklet:** Within the next two weeks several policies will be emailed to the Board and various committees for final review. Having issues opening/editing some of the older policies due to format errors. Do not have original or updated computer files of documents.

### **TREASURER REPORT AS OF 3/31/2021:**

Checking: 45,905.71  
Reserves: 183,311.54  
Total: 229,217.26  
24 Lots still to pay 2021 assessment.

### **MANAGER REPORT:**

2020 Audit and 1120-H HOA Tax Return in process  
Spring and Clean Postcard to all owners

**NEWSLETTER:** Erin is absent; however, she should have an April/May Newsletter. February/March newsletter was

AWESOME!!

**NEW BUSINESS:**

Easter Parade: Easter Parade is cancelled due to COVID.

Oath of Office: Code of Conduct was emailed out to all board and committee chairs for review and approval. All board and committee chairs have affirmed to follow the Code of Conduct.

Postcard reminder for yard/ditch cleaning: James to double check, however, believe it was ordered and will notify the board.

Removal of dead fir tree at the park: Board approved. Jane to get min 3 bids for review and approval.

RHOA garage sale: Advertisement will be looked at for the first weekend in June pending COVID guidelines.

Meeting adjourned at 8:00pm

Next virtual meeting is scheduled for: April 14, 2021 6:30pm

Respectfully submitted,  
James Emory Tungsvik, MPM RMP  
Association Manager



**March 10, 2021**

**RHOA Board Meeting**

**RHOA Maintenance Committee Report for the Month of February**

**Submitted by: Mark Rosenberger**

**Inspections**

Drive through inspections were conducted during the month of February to identify any outstanding repairs that could not be postponed until the spring. None observed.

The wiring that supports the monument lighting at the 202<sup>nd</sup> entrance was inspected. Rework is required to all monument light fixtures. Further investigation and an attempt to repair will commence in the spring.

**Playground**

The playground area at the park is in need of cedar chips. A layer of chips between 1 ½" and 2" should do the job. I believe chip replacement is funded from the Reserve Account. I will take the action to obtain a proposal from Ridgeline if authorized to do so.

The soccer nets install last summer are still in good shape. Some minor adjustments to the nets were made.

**200<sup>th</sup> PL SE Entrance**

Vehicles continue to tear up the gravel and bark at the 200<sup>th</sup> PL SE Entrance. At the last meeting, a proposal to protect the entrance was introduced. Since then, a bid has been received from Ridgeline to procure and place rocks at the entrance similar to other entrances and roadways throughout Remington. See the accompanying attachment. My recommendation is to proceed with accepting the Ridgeline proposal for the larger rocks and fund this improvement project with a combination of funds withing the 2021 Maintenance Budget and the HOA Reserve Account.

**Spring Projects**

- Paint Remington monument signs.
- If any Board or Committee members notices, or receives Homeowner inputs on maintenance items that I have not discovered, please contact me.

**REMINGTON HOMEOWNERS' ASSOCIATION**

**Minutes**

**April 14, 2021**

**PRESENT:** Sarah Kennedy, Corinne Wanits, Paula Boyd, Mark Rosenberger, Lisa Kramlich, Jenny Allyn, Jane Knutson, Mark Doherty, Shelley Gere, Doug Morris, and James Emory Tungsvik with Around The Clock Inc.

**Absent:**

**Guest:** None present

**MEETING CALLED TO ORDER AT: 6:36 pm**

**MINUTES:** March 10, 2021 Motion made, seconded, and approved as written.

**OLD BUSINESS:**

Gravel update: Corinne sent a follow up email to King County on 4/14 for a couple additional questions.

Tree Solutions report: Trees along SE 295<sup>th</sup> Need to come up with a comprehensive plan for tree preservation.

This is a long-term plan for Remington. Board to finish reading the comprehensive plan and will pick back up in May.

**COMMITTEE REPORTS:**

**Maintenance:**

See attached Report.

Playground Equipment: Committee will rent a pressure washing and lightly clean off all surfaces including benches, tabletops etc.

Invoice for playground chips has been paid with money being transferred out of reserve for payment as this is a reserve study item.

**Welcome Committee:** No update/Chair to provide any update in future email.

**NNO:** Waiting on if HOA will do a picnic/NNO with COVID.

**Landscaping Committee:** Plant Park Frontage 4/24/21 on SE 294<sup>th</sup> in front of the park. Bring gloves, shovels, masks etc and accomplish the goal. Committee will promote and follow COVID requirements.

Bids were precured by 3 vendors. Two were paper bids. Both bids was 900 + tax. If HOA wants wood removed it would be an additional 500.00 for removal. for group.

Motion made seconded and approved for HOA to sign contract with Ridgeline for the tree removal.

**ACC:**

Processed Requests:

D2L015 Fence	Approved
D1L011 Tree Removal	Approved
D1L060 Paint/House	Approved
D2L031 Garage Doors	Approved
D1L047 Fence	Approved

D1L068 Tree Removal Approved  
D2L006 Fence Approved  
D1L046 Fence Approved  
D2L016 Roof Approved  
D1L068 6ft fence/Gate Approved  
D1L068 4 ft fence Denied  
D1L019 Paint/House Approved  
D1L065 Tree Removal Approved

**Pending Requests:**

D1L019 Paint/House  
D1L065 Tree Removal

**Landscaping:** Motion made seconded and approved to have the Rules and Regulations committee to include a paragraph on landscaping ACC request form submission.

**Druids Glenn:** The course name will be the same, however, they do want to change the name of the restaurant Druid's has presented a new sign for association consideration of the name change. Board made comments concerning the sign and things to be taken into consideration.

**Policies and Procedures Booklet:** Within the next two weeks several policies will be emailed to the Board and various committees for final review. Having issues opening/editing some of the older policies due to format errors. Do not have original or updated computer files of documents.

**TREASURER REPORT AS OF 3/31/2021:**

Checking: 34,937.34  
Reserves: 184,513.52  
Total: 219,450.86  
7 Lots still to pay 2021 assessment.

**MANAGER REPORT:**

2020 Audit and 1120-H HOA Tax Return in process  
Spring and Clean Postcard to all owners

**NEWSLETTER:** Erin is absent; however, she should have an April/May Newsletter. February/March newsletter was AWESOME!!

**NEW BUSINESS:**

**Park Use Policy:** When a homeowner requests the usage of the park for something other than a family gathering that there should be limit of guests using the park and time frame for usage. Policies and Procedures Committee will add a couple things to the current agreement that ties that in.

**Gift Card for P. Robbins for 7 years of services:** Motion made seconded and approved to give a thank you gift card. Amount to be 75.00 James to get.

**RHOA garage sale:** Advertisement will be looked at for the first weekend in June pending COVID guidelines/Tabled.

Meeting adjourned to Executive Session at 8:30pm

Board came out of Executive Session at 8:48pm

D3L003: Motion made seconded and approved the gate must be removed within 30 day since it in noncompliance with the rules and regulations to the association.

D2L40: Motion made seconded and approved that owner pay 50% of cease-and-desist letter served for removal of trees on property without prior HOA permission.

Motion made seconded and approved that due to COVID restrictions the association will allow youth class graduation signs to be displayed from now until June 19<sup>th</sup> in which all signs need to be removed and when compliance letters will be issued. Sign must be professionally made, not attached to the house, and displayed properly.

Due to scheduling, there will be no May Board Meeting. Next Meeting will be June 9<sup>th</sup> @ 6:00pm which will be an all-owner's meeting. Board and Committee Chairs will be expected to give a report. Meeting will be held virtually.

Respectfully submitted,  
James Emory Tungsvik, MPM RMP  
Association Manager

**April 14, 2021**

**RHOA Board Meeting**

**RHOA Maintenance Committee Report for the Month of March**

**Submitted by: Mark Rosenberger**

**Inspections**

No new items discovered that are in need of immediate repair

**Playground**

Ridgeline has completed the tasks contained within their proposal for turning and top coating the playground area with new cedar chips. I inspected the work area, and recommend payment of the invoice once received.

The playground equipment could use a light pressure washing. Now that we have water near the playground, I am looking into renting a pressure washer from Home Depot to do the job. If anyone has a pressure washer that I could use, that would save the cost of a rental. The HOA could also purchase a unit for about \$500 and store it for annual usage.

**Powerline Trail Head Gate Keys**

The spare keys to the locks on the trail head gates were delivered to the Welcome Committee Chair. I retained two spare keys as a backup for emergency homeowner replacement.

**200<sup>th</sup> PL SE Entrance**

Now that King County has completed the regrading of the road shoulders throughout Remington, I would like to revisit the bid from Ridgeline on the placement of rocks at the 200<sup>th</sup> PL SE Entrance as was discussed at the March Meeting. Along with this, I would have Ridgeline remove the "makeshift" shoulder boulders (old sign post cement bases) that are currently in place to protect the shoulders.

**Upcoming Projects**

- Electrical evaluation and the goal of repairing the Monument Lighting at the 202<sup>nd</sup> Entrance
- Clean and Paint Remington monument signs.
- Clean and Paint Trailhead green metal locked gates.
- If any Board or Committee members identifies, or receives Homeowner inputs on maintenance items that I have not discovered, please contact me.

## April 2021 RHOA Landscape Committee Monthly Report

- Storm Lake Growers delivered 400 plants for the Earth Day planting project at the park on 4/24. The plants will be brought to the park on that day and will be prepositioned for planting depending on volunteer turnout. Ridgeline will plant any left-over plants the next week.
- Jane received two proposals from three tree services to remove six failing trees in the park. The proposals include the cost for removal and branch chipping with the option to leave the trunk rounds as firewood for the public
- Requested a proposal from Bark King to blow in medium bark mulch in all common areas and the park frontage planting bed scheduled for mid-May.
- The new weather-based irrigation controller will be installed in the park in late April.

**REMINGTON HOMEOWNERS' ASSOCIATION**  
**MAY 2021**

**A BOARD MEETING WAS NOT CONDUCTED IN THE MONTH OF  
MAY 2021**

Respectfully Submitted,

James Emory Tungsvik, MPM RMP  
Association Manager

**REMINGTON HOMEOWNERS' ASSOCIATION**

**JUNE 2021**

**A BOARD MEETING WAS NOT CONDUCTED IN THE  
MONTH OF JUNE 2021.**

**RESPECTFULLY SUBMITTED**

**JAMES EMORY TUNGSVIK  
ASSOCIATION MANAGER**



**REMINGTON HOMEOWNERS' ASSOCIATION**  
**MEETING MINUTES**  
**July 14, 2021**

**PRESENT:** Corinne Wanits, Lisa Kramlich, Paula Boyd, Sarah Kennedy, Jenny Allyn, Shelley Gere, Jane Knutson, Doug Morris, Mark Rosenberger, Deanna Kitzke and James Emory Tungsvik from Around The Clock Inc.

Absent: Mark Doherty and Erin O'Brien

**HEARINGS:**

D2L001: Screening Utility/Recreational Equipment

D1L046: Painting of Garage Doors

D1L026: Gravel strip/ditch located alongside of owner's property line.

Meeting Minutes to April 2021: Approved as written via email

**OLD BUSINESS:**

**NEW BUSINESS:**

**NNO Night/Jenny Allyn:** August 3, 2021/Police are set up to visit the association. Requested helicopter. Lama Lady will be present, adult's beer garden and BBQ Pete's for food. Postcard was sent to all owners to save the date and will put out A-boards a few days prior to event.

**Welcome Committee/Jenny Allyn:** Committee will start going to meeting in person again with COVID restrictions easing.

**Maintenance Committee/Mark Rosenberger:**

- Playground Equipment Ridgeline was contacted regarding the pressure washing the playground equipment which was previously approved by the Board. L.J. said that it is on his schedule, and he will get to it during the month of July.
- Monument Entrance Signs Supplies were procured to clean the Remington entrance signs prior to repainting. The signs at the 207th entrance have been cleaned, removed, painting and reinstalled. The process involves removing the signs and lying them horizontally to paint in place in front of the monument. Once dried, they are re-installed.
- The signs at the 202<sup>nd</sup> entrance will be repainted in the coming weeks.
- Note: The Remington monument signs at the 207th and 202nd entrance are unique in that they are fabricated with carved lettering from a single slab of cedar. The Druids Glen sign at the 207th entrance is an aluminum sheet with

appliques (decals).

Recommendation: The vegetation behind the four monuments at the 207th and 202nd entrances has reached the

back side of the monuments. I propose that we contract with Ridgeline to clear the debris and vegetation behind

all four monuments. If the Board concurs, I will contact Ridgeline for a proposal.

Upcoming Projects

- Clean and Paint Trailhead green metal locked gates.
- If any Board or Committee members identifies, or receives Homeowner inputs on maintenance items that I have not discovered, please contact me

**Golf Course-Restaurant/ Doug Morris:** Meet with them two weeks ago and golf course will put in a proposal to the association concerning the signage on the Remington monument as you come into the association. New golf courses owner's intent is to make that a top 5 course in the state of Washington. It is the chair's understanding that if owners show their membership card during the soft opening the discount will be provided.

ACC Update/Shelley Gere: Report provided for April, May and June 2021.

**APPROVED:**

D1L019	House Paint	D1L065	Tree Removal
D2L077	Driveway Replacement	D2L075	Driveway Expansion
D2L075	Fence	D2L075	Tree removal
D1L031	Shed Roof Replacement	D3L017	House/Shed Paint
D2L016	Tree Removal	D2L016	Driveway Expansion
D2L044	House Paint	D2L049	Window Remodel
D2L038	House Paint	D1L041	Tree Removal
D2L016	Fence and Hedge	D1L017	Garage Doors
D1L019	Roof	D1L059	RV Screen
D1L037	House Paint	D1L046	Garage Doors
D3L074	Tree Removal	D1L067	Landscaping
D1L052	House paint/Garage Doors		

**DENIED:**

D3L044	Shed	D1L046	House Paint
D3L044	Shed		

**OPEN:**

D3L025	Shed	D3L005	Tree Removal
D1L062	Tree Removal	D3L053	Fence
D1L046	House Paint	D2L010	Tree Removal

**Landscaping May and June 2021/Mark Doherty:**

- The Park frontage planting is complete. Committee and volunteers planted 394 plants. Bark was delivered for the frontage area and other RHOA common areas.

- A few sprinkler heads had to be adjusted to compensate for the new bark.
- The irrigation water mainlines broke along 207 Ave SE. It has been repaired and is operational again.
- Received Ridgeline's flower planting bid for entry and powerline trailheads. The Board approved the bid and the flowers have now been planted.
- Ridgeline removed several dead trees from park area. Some of the wood was left behind for homeowners to pick up for their own use.
- The new weather-based irrigation controller for the park was installed and is operational. We'll be comparing current and past water usage readings to determine the amount of water conservation.
- All four irrigation backflow devices have been scheduled for their annual inspection.
- The 202nd irrigation GFCI breaker was replaced by Paula Boyd's husband Brian

**New Board Member:** Motion was made seconded and approved appointing Deanna Kitzke as Director to the Remington Board of Directors.

Board went into executive session at 7:16 pm  
Board came out of executive session at 7:45pm

#### **HEARING RESULTS:**

**D2L001:** Motion made seconded and approved owner needs to put a privacy screen up in front of their motor home, however, do not need to run a fence down the property line unless the natural vegetation dies or is removed and creates further exposure of the RV.

**D1L046:** Motion made seconded and approved for reconsideration of owner's request to ACC to paint garage doors SW9150 Endless Sea stands denied.

**D1L026:** No motion was brought forward or requested by the owner to consider. Owner is going to contact King County and report back to the board concerning the gravel strip/ditch throughout Remington HOA.

Maintenance Committees Recommendation to clean areas on Covington/Sawyer Rd. Board to review plat maps to ensure the removal of plant materials/brush.

Respectfully submitted,  
James Emory Tungsvik,  
Association Manager

**REMINGTON HOMEOWNERS' ASSOCIATION**  
**MEETING MINUTES**  
**August 11, 2021**

**PRESENT:** Lisa Kramlich, Jane Knutson, Jenny Allyn, Corinne Wanits, Shelley Gere, Deanna Kitzke, Paula Boyd and James Emory Tungsvik from ATC

**Absent:** Mark Rosenberger – Excused, Doug Morris – Excused, Sarah Kennedy - Excused

Approve July 14, 2021, minutes: Motion made seconded and approved minutes as written.

**COMMITTEE REPORTS:**

**Welcome Committee/Jenny Allyn:** Two homes sold. Jenny will make contact once escrow information comes through.

**NNO Night Jenny Allyn:** 130-150 owners present. Flyby King County Fire, King County Police and Llama Lady present. Total cost for NNO 3,320.37. This event is growing each year in size and is becoming one of the main neighborhood events sponsored by the association.

**Maintenance Committee/Mark Rosenberger:**

**Entrance Monuments**

The Remington signs mounted to the four brick monuments at the 207th and 202nd entrances were removed, cleaned, and repainted.

Two smaller signs within Remington, one on 201st PL SE in Division II and one at the entrance on 200th PL SE were also removed, cleaned, and repainted.

Ridgeline cleaned the debris and cleared the vegetation behind the four entrance monuments at 207th and 202nd.

**Upcoming Projects**

- Repairs to the soccer netting at the park.
- Clean and Paint Trailhead green metal locked gates.
- If any Board or Committee members identifies or receives Homeowner inputs on maintenance items that I have not discovered, please contact me.

**New Business Topic:**

- Many parks within developments like Remington have Dog Waste Stations. While at the Night Out at the park, I noticed several piles that were left for someone to step on. Most were around the playground area. One possible solution to manage this would be to place one or two dog waste stations within the park that include waste bags and a disposal container. Then establish a service contract to keep the bags stocked and the container emptied once a month

**ACTION:** Lisa K. to check on cost to have a company come in and clean the big park and/or empty dog waste bins should association choose to put in stations.

Golf Course-Restaurant/ Doug Morris: No update that this time. Chairperson has checked in with golf course management. Will check again concerning signage at monument or anything else the HOA needs to be aware of.

**ACC Update/Shelley Gere:**

Motion made seconded approved to add GAF Elk Grand Canyon Color Black Oak as an approved roofing material.

D3L025 Shed	D1L062 Tree Removal
D3L053 Tree Removal	D1L046 House Paint
D2L061 House Paint	D3L005 Tree Removal
D3L006 Kitchen Remodel	D1L027 Back Deck

**Landscaping/Chairperson position open**

Trees were limbed up at Park.

Trash Removal from NNO Night.

All 4 irrigation controllers were reset due to power outage.

**NEW BUSINESS:**

- discuss fireworks ban in 2022: King County is enacted a firework ban in 2022. Association will send out reminder postcards, article for newsletter. Association is considering a policy for potential noncompliance issues if fireworks are discharged in the association.
- 207th easement lines: See Maintenance Committee Report
- tree solutions report and plan. Tabled for one more month for new board members to catch up and understand. It is also a budget line item.

**INTERNAL RESOLUTION OF THE BOARD:** Answering Emails whether internally amongst board and or with committees or outside with HOA owners. Motion made by Lisa K seconded by Paula B that board members will respond to all emails within 5 days. Motion passes.

**ACTION:** BOARD TO REVIEW FINE POLICY AND VIOLATION LETTERS ACROSS THE BOARD WITH ALL COMPLAINT ACTION. BOARD IS TO REVIEW AHEAD OF TIME AND BE PREPARED FOR DISCUSSION AND MAKE DECISION.

**REMINGTON HOMEOWNERS' ASSOCIATION**  
**MEETING MINUTES**  
**September 8, 2021**

**PRESENT:** Lisa Kramlich, Jane Knutson, Corinne Wanits, Shelley Gere, Deanna Kitzke, Mark Rosenberger, Sarah Kennedy and James Emory Tungsvik from ATC

**Absent:** Jenny Allyn, Paula Boyd,

**Approve August 11, 2021, minutes:** Motion made seconded and approved minutes as written.

**COMMITTEE REPORTS:**

**Welcome Committee/Jenny Allyn:** No Report Submitted.

**NNO Night Jenny Allyn:** No Report Submitted.

**Maintenance Committee/Mark Rosenberger:**

August was a slow month.

Repaired soccer nets after the August Night Out at the Park

Investigating the best means to clean and paint the trail head gates without removing the gates from the hinge posts.

Assisted with the elimination of an underground bee's nest at the Park.

Upcoming Projects

- Clean and Paint Trailhead green metal locked gates.
- If any Board or Committee members identifies, or receives Homeowner inputs on maintenance items that

**Golf Course-Restaurant/ Doug Morris:** No update that this time.

**ACC Update/Shelley Gere:**

D2L034 Fence Change

D3L040 Tree Removal

D2L054 House Paint

D3L011 Tree Removal

D2L054 House Paint

D2L072 Fence/Gate

D1L007 Tree Removal

Board Member Kramlich will be on holiday from 9/13 – 9/18. ACC Member Shelley Gere has agreed to step in during this time and notify owners of the outcome of their ACC request form.

**OLD BUSINESS:**

**Pet Waste Stations:** ACTION: Lisa K. to check on cost to have a company come in and clean the big park and/or empty dog waste bins should association choose to put in stations. No report

**2022 County Wide Firework's ban:** King County has announced a county wide ban (incorporate or unincorporated) commencing 2022 on all fireworks, safe/sane or illegal down to smoke bombs and sparklers. Due to this ban and Remington having hundreds of old growth trees, owners being allowed to have parts of their lot in a natural state the following motion was made:

A motion was made seconded and approved that any lot discharging any type of firework whether it be safe/sane, illegal fireworks down to sparklers and smoke bombs a 500.00 per incident fine will be assessed against the property. ACTION: To be included in the next newsletter and future policy and procedures manual.

**Tree Solutions Report:** Tabled

#### **NEW BUSINESS:**

**HOA Newsletter:** Deanna Kitzke has volunteered to be chairperson of this committee and will reach out to Erin O'Brien concerning her ongoing involvement in publishing it for the association.

**ACC Projects Being Completed Without Association Approval:** A motion was made seconded and approved that if a lot owner starts or completes any type of project that requires association approval the lot will be fined 300.00 per incident. ACTION: To be included in newsletter and future Policy and Procedures Manual.

**Ridgeline Contract/Landscaping Company:** Ridgeline has presented a new contact to the association due to the increases in fuel and labor. Ridgeline has been doing an excellent job tending to all the common areas in the association. Based on that, a motion was made seconded and approved to accept their new contact. ACTION: James to sign contract and send to Ridgeline.

**NGP (Natural Growth Protection) Easements:** A motion was made seconded and approved to incorporate the below language into the tree removal policy and to be added to the future policy and procedures manual. This is to also be included in the next newsletter. This additional language is provided by association counsel to bring more clarity and for owners to understand the impact and requirement should part of their property be in an NGP area.

#### Section 4. Procedure.

4.1 The last sentence of paragraph 4.1 which states "Notice of Approval from the Board should be obtained before applying for any required governmental Permits" should be stricken. The rest of 4.1 should remain, but 4.1 should be moved down and renumbered as 4.2, with the remaining paragraphs renumbered accordingly, except that paragraph 4.10 should be moved to the top as paragraph 4.1. I have amended the old paragraph 4.10 to address the NGPE issue, which should now be the new paragraph 4.1 as follows:

*“The Owner-Applicant is ultimately responsible for complying with the Association’s Covenants and Policies, and governmental regulations. However, there are many Critical Areas, including Native Growth Protection Easements, within Remington which require a permit before an Owner may cut the tree(s). Therefore, prior to submitting a Tree Cutting Request Form to the Association’s ACC, the Owner-Applicant shall obtain from King County a Clearing and Grading Permit, or other permit as required, authorizing them to remove the tree(s) as desired. If the Owner-Applicant is exempt from the permit requirement, they must cite the relevant exception under the King County Code in their Tree Cutting Request Form and any other information provided to them verifying their exemption from King County Permitting. Clearing and grading regulations are outlined in Chapter 16.82 of the King County Code (KCC). Any Tree Cutting Request Forms submitted without the required permit or verification of exemption will automatically be rejected by the ACC. Permit information and requirements may be obtained from King County via their web site at: [www.kingcounty.gov/permits](http://www.kingcounty.gov/permits) or by phone: (206) 296-6600. The web address and phone number for King County Permitting are subject to change.”*

Adding two provisions under Section 6. Enforcement. First that:

*“An Owner who proceeds without a permit may also be subject to King County’s Restoration of Critical Areas requirements and penalties. The Owner, in applying for approval under this Policy, must receive verification from King County Permitting that their tree cutting was exempt from King County’s Permitting requirements. If the Owner’s tree cutting was NOT EXEMPT and is therefore a code violation, the Owner must submit proof that they have received an approved restoration plan from King County. Owner must provide proof of compliance with and completion of the restoration plan, including but not limited to King County site inspections, copies of monitoring reports of the mitigation area submitted to King County, and King County approved contingency plans (if any).”*

Second, that: *“If the Owner is required by King County to restore the Critical Area, the remedial measures will be subject to the requirements and time frames established by King County.” These can be very different from what is required by the Board and can involve a monitoring period of up to five years.*

Respectfully Submitted,

James Emory Tungsvik, MPM RMP  
Association Manager



**REMINGTON HOMEOWNERS' ASSOCIATION**

**OCTOBER 2021**

**A BOARD MEETING WAS NOT CONDUCTED IN THE  
MONTH OF OCTOBER 2021.**

**RESPECTFULLY SUBMITTED**

**JAMES EMORY TUNGSVIK  
ASSOCIATION MANAGER**

**REMINGTON HOMEOWNERS' ASSOCIATION**  
**November 10, 2021**  
**MEETING MINUTES**

Meeting called to order at 6:48 pm.

**Present:** Corinne Wanits, Lisa Kramlich, Shelley Gere, Jenny Allyn, Doug Morris, Deanna Kitzke, Mark Rosenberger and James Emory Tungsvik with Around The Clock Inc.

Absent Excused: Sarah Kennedy, Jane Knutsen and Paula Boyd

**Minutes:** September Board Meeting approved as written.

**Holiday Decorations Policy:** Motion made seconded with correction to adopt Holiday Decorations Policy. Motion approved. ATC to mail policy to all owners with an effective date of 1/1/22.

**Committee Reports/Shelley Gere:**

ACC September and October requests below:

Approved

D1L037 Tree Removal	D2L072 Fence/Gate
D1L007 House/Shed Paint	D2L047 House Paint
D3L005 Tree Removal	D3L052 Fence
D2L020 House Trim Paint	D2L042 Tree Removal
D3L090 House Paint	D1L057 Tree Removal
D1L025 Tree Removal	D1L015 Fence

Open Requests:

D2L016 Fence/Gate	D3L019 House Paint
D2L038 Tree Removal	D2L041 Tree Removal
D3L009 Fence Replacement	

Denied Requests:

Motion made seconded and approved to deny request D3L19. Denied on bases lack of information.

**Maintenance Committee/Mark Rosenberger:**

- Damaged fencing along the 202nd Entrance was repaired by Estate Fencing.
  - Replaced reflectors that were removed from the 207th Entrance.
- Upcoming Projects
- Holiday Lighting at the 207th Entrance. December installation.

- If any Board or Committee members identifies or receives Homeowner inputs on maintenance items that I have not discovered, please contact me.

New Business Topic:

- Park Enhancement Project.

One or two Pickle Ball Courts. Asphalt or concrete. Typical court size: 20' x 44' (880 sq ft). Subject could be introduced at upcoming General Meeting to determine Homeowner feedback. If feedback is positive. Obtain bids and present at next General Meeting.

**Landscaping Committee: No Report**

**Druid's Glen Committee/Doug Morris:**

Future improvements for Druid's are currently on hold until further notice.

New owners that would like Druid's privileges.

**Newsletter Committee/Deanna Kitzke and Erin O'Brien:** Deanna to work with Erin and change the next newsletter from Oct/Nov to Nov/Dec, update the "To Do" activities.

**Activities Committee/Jenny Allyn:** Working to try and get Santa/Santa Helpers into Remington for the holidays. Will update board.

**New Business:**

**Solar Panels:** Board reviewed Fed policy concerning installation of panels. Board assigned James to contact legal to address issue on trees, ground based installation of panels, tree replacement, and required permitting.

**Annual Budget Meeting:** Annual Budget Meeting is scheduled for December 8, 2021. HOA to send out meeting notice mailer, followed by a reminder to owners along with board members checking in with their neighbors and friends in the association.

**2022 Budget:** Motion made seconded and approved to ratify budget to present to owners.

Meeting Adjourned at 8:30pm

Respectfully Submitted,

James Emory Tungsvik,  
Association Manager

# **REMINGTON HOMEOWNERS' ASSOCIATION**

**DECEMBER 8, 2021**

## **ANNUAL BUDGET MEETING OF THE MEMBERS**

**Meeting was called to order at 6:30pm**

**Quorum: There were 26 members in person or by proxy. While the annual number of members attending is going up, there was not enough present to conduct the business of the association.**

**With that the board did do a Q&A for any members that had questions.**

**RESPECTFULLY SUBMITTED  
JAMES EMORY TUNGSVIK  
ASSOCIATION MANAGER**