

Remington Homeowner's Association
Minutes for the Board of Director's Meetings
2013

Included are the Minutes for meetings held January through October.

There were no Minutes taken at the November Budget Ratification meeting.

No meeting was held in December.

**Remington Home Owner's Association
Board of Directors Meeting**

MINUTES

Wednesday, January 9, 2013 at the home of Larry Jacobs at 29929 200th Court SE Kent, WA

Call to Order/Establish Quorum By Larry Jacobs@ 7:55 PM

Present were: Jenny Allyn, Robyn Welch, Shirley Ely, Shelley Gere, Mark Doherty, Randy Sorge

Approval of Minutes November meeting minute's motion was made to be approved by Jenny Allyn, seconded by Shelley Gere. All in favor, none opposed

January 9, 2013 Board Meeting

Robyn Welch Secretary

Treasurer's Report

AR good at 2%, went over a bit with legal fees.

Jenny Allyn, Treasurer

Committee Reports:

Landscaping Committee Report

Mark Doherty

Met with FMC regarding rocks at park, some are undersized, may get a few larger ones. Damage to park lawn was minimal. Plums on 207th entry need pruning will get that done early spring.

Druid's Glen Committee Report

Mark Rosenberger

Jenny made a motion to ratify the email decision to reimburse Mark for \$222.63 for deposit on this year's annual Golf tournament. Shelley Seconded, motion passed none opposed.

Welcome Committee Report

Not present

Bonnie Clark

Newsletter & Website Committee

Kathy Morrison will be doing the newsletter, she was not present.

Maintenance Committee

Paul Welch

Nothing to report

Crime Prevention Committee

Randy Sorge

December was pretty quiet, 1 mailbox broken into on 199th –older style box, and a property crime on 293rd St. (Fraud) KC Deputies have been out here more. Randy talked about getting Captain Thompson to give a presentation at the next General Meeting.

ACC Committee:

Steve Strand & Paul Welch

Approved: Div. 2 lot 69 replace shed roof, Div.1 lot 11 install fence & tree removal, Div. 2 lot 63 3 tree removal, Div. 3 lot 5 garage doors, Div. 2 lot 49 roofing, Div. 3 lot 39 roofing, Div. 3 lot 39 roofing, Div. 2 lot 56 roofing, Div.1 lot 1 side & back fence/remove 3 rail fence, Div 1 lot 20 new roofing

Denied: nothing to report

Old/Unfinished Business : nothing to report

New Business:

- Final Audit done

Executive Session: Delinquencies & Compliance

Manager Report, 2013 Management Plan/Annual Calendar, and Rental Log: For Board reference.

Next Meeting: Board of Directors Meeting Wednesday, February 13, 2013 at 6:30 pm at the home of Robyn Welch 19925 SE 293rd Court

Adjournment: 8:45PM

**Remington Home Owner's Association
Board of Directors Meeting**

MINUTES

Wednesday, February 13, 2013 at the home of Robyn Welch at 19925 SE 293 Court Kent, WA

Call to Order/Establish Quorum By Larry Jacobs @ 6:35 PM

Present were: Larry Jacobs, Jenny Allyn, Robyn Welch, Shirley Ely, Shelley Gere, Mark Doherty, Randy Sorge, Kathy Morrison

Approval of Minutes Approval of January meeting minutes was made by Jenny Allyn, seconded by Shelley Gere. All in favor, none opposed

February 13, 2013 Board Meeting

Robyn Welch Secretary

Treasurer's Report

Delinquencies @ 9%, Jenny had not received current report, over budget on legal fees, everything else is on course. Jenny asked Shirley to check about why 3 mos. of bills were paid in January.

Jenny Allyn, Treasurer

Committee Reports:

Landscaping Committee Report

Mark Doherty

Plum tree pruning on 207th has been completed, trees thinned also. The berm on 207 that had been damaged by a vehicle has been repaired; pampas grass plant that was uprooted has been replanted.

Jenny made a motion to approve installation of larger rocks in that area for \$1658.00 + tax, Shelley seconded, and all passed none opposed. Mole activity in the park is at a high, Jenny made a motion to reimburse Mark for mole bait for \$87.60, Robyn seconded. Motion passed all in favor, none opposed.

Druid's Glen Committee Report

Mark Rosenberger

Nothing to Report

Welcome Committee Report

Not present

Bonnie Clark

Newsletter & Website Committee

Kathy Morrison gave a presentation on the website she is doing for us. She showed us different areas on the website and how she had changed them to give everyone as easier and more comprehensive way to

peruse the site and find all the information we need from CCR's to forms to community events. This is a very welcome change to our old website.

Maintenance Committee Report

Paul Welch

Moss out will be applied to fences and pavement near entrances as soon as the daily temp. exceeds 50 degrees. Paul suggested that we check into plastic fencing under the power lines. We are repainting every 4 years at a cost of \$20,000.00. Jenny and Shirley said they would check around for contractors to get a bid and perhaps do a section of Remington at a time.

Crime Prevention Committee Report

Randy Sorge

It had been slow for awhile, but has picked up again end of last month into this month. A home was broken into on 196th, some items stolen. Crime reports showed a home on 204th and 294th was burglarized. A person was spotted in a neighbor's back yard at 199th and 201st Court. Police were notified. Two men in Ghillie suits(Camo) were spotted along Covington Sawyer Rd. around 196th, a back pack was recovered, Police were involved.

ACC Committee:

Steve Strand & Paul Welch

ACC needs to get in touch with Certain teed as they have changed some of the names of the color selections on the sample board.

Approved: Div. 2 lot 73 replace Garage doors, Div.1 lot 57 Outbuilding (garage).

Denied: Div. 1 lot 49

Old/Unfinished Business: *nothing to report*

New Business: *Annual non-profit report has been filed*

Executive Session: Delinquencies & Compliance

Manager Report, 2013 Management Plan/Annual Calendar, and Rental Log: *For Board reference.*

Next Meeting: **Board of Directors Meeting** Wednesday, March 13, 2013 at 6:30 pm at the home of Jenny Allyn 20063 SE 290th

Adjournment: **8:39 PM**

**Remington Home Owner's Association
Board of Directors Meeting**

MINUTES

Wednesday, March 13, 2013 at the home of Jenny Allyn at 20063 SE 290th Place Kent

Homeowner Hearing RE: Tree Removal

Call to Order/Establish Quorum By Larry Jacobs@ 6:54 PM

Present were: Larry Jacobs, Jenny Allyn, Robyn Welch, Shirley Ely, Shelley Gere, Mark Doherty, Randy Sorge and Paul Welch

Approval of Minutes *Motion for approval of February meeting minutes was made by Jenny Allyn, seconded by Shelley Gere. All in favor, none opposed*

March 13, 2013 Board Meeting

Robyn Welch Secretary

Treasurer's Report

Receivables at 5.4 % and going down, We are within Budget.

Jenny Allyn, Treasurer

Committee Reports:

Landscaping Committee Report

Mark Doherty

10 large rocks have been set under the power lines where previous months damage had been done by a drive over. Jenny made a motion to pay FMC invoice for rocks \$1,800.59, Shelley seconded. Motion passed, none opposed.

Druid's Glen Committee Report

Mark Rosenberger

Mark Rosenberger emailed his report; he is awaiting an update on remodel status for the Restaurant at Druids. Suppose to be more "pub" like.

Welcome Committee Report

Not present

Bonnie Clark

Newsletter & Website Committee

Not present, but Kathy Morrison has the new website up and running.

Kathy Morrison

Robyn made a motion to reimburse Kathy Morrison \$178.20 for domain change, Shelley seconded the motion. Motion passed, none opposed.

Maintenance Committee

Paul Welch, Steve Strand

Mailbox stand repairs \$8,156.86, with 50% down of \$4,078.43. Shelley made a motion and Robyn seconded for down payment on the project. Motion passed, none opposed. Jenny made a motion to transfer the reserve funds to the account to be paid. Shelley seconded, motion passed none opposed.

Vinyl Fence replacement bids one from Estate Fence for \$13,753.38 for Power lines fence replacement which is 895 Ft. @ 4 Ft. high and one from US Fence Company for \$18,505.50. Jenny made a motion to go with Estate Fence a local company, Shelley seconded. Motion passed, none opposed. Paul will help with the coordination of the project.

Crime Prevention Committee

Randy Sorge

Committee is getting ready to schedule National Night out this coming August held at the park.

The infamous troublemakers have been arrested, and an accomplice. There are various charges including fire arms possession, outstanding warrants, stolen vehicles and stolen property charges.

ACC Committee:

Steve Strand & Paul Welch

Approved: *Div. 1 lot 64 revised tree removal, Div.1 lot 49 revised Tree removal, Div. 1 lot 32 revised tree removal.*

Denied: *Div. 1 Lot 16 fence and trim paint, Div. 1 lot 32 tree removal, Div. 1 lot 32 roof replacement, Div. 1 lot 49 tree removal.*

Pending: *Div 1 lot 36 never received request for gate install*

Old/Unfinished Business : *nothing to report*

New Business:

Tax return and Audit invoice is \$1,800.00. Jenny made a motion to pay the invoice and Shelley seconded. Motion passed, none opposed.

Executive Session: Delinquencies & Compliance

Manager Report, 2013 Management Plan/Annual Calendar, and Rental Log: *For Board reference.*

Next Meeting: Board of Directors Meeting: Wednesday, April 10, 2013 at 6:30 pm at the home of Larry Jacobs 29929 200th SE Kent, WA

Adjournment: 9:07PM

**Remington Home Owner's Association
Board of Directors Meeting**

MINUTES

Wednesday, April 10, 2013 at the home of Larry Jacobs 29929 200 Court SE, Kent WA

Call to Order/Establish Quorum By Larry Jacobs@ 6:35 PM

Present were: Larry Jacobs, Jenny Allyn, Robyn Welch, Shirley Ely, Shelley Gere, Mark Doherty, Randy Sorge and Paul Welch

Approval of Minutes *Motion for approval of March meeting minutes was made by Jenny Allyn, seconded by Shelley Gere. All in favor none opposed.*

March 13, 2013 Board Meeting

Robyn Welch Secretary

Treasurer's Report

Jenny Allyn, Treasurer

We are within 3 % with receivables, a little over budget on legal fees, but we can cash in some CD's if needed AR is reduced significantly. We are a little over on non contract landscaping. Motion made by Shelley to accept report, seconded by Jenny. Motion passed.

Committee Reports:

Landscaping Committee Report

Mark Doherty

Water is on in entryways, but not the park yet. The irrigation heads under the power lines have been marked for the fence installation toward the end of April. Mole control is good and ongoing.

Druid's Glen Committee Report

Mark Rosenberger

Mark Rosenberger emailed his report; April 13 is Druids Glen Grand Opening of the newly named Druid's Glen Tap House. The restaurant has been remodeled from a dinner/lounge venue to a "pub" like venue.

Remington residents will still enjoy the same menu, but with a different look, and will still receive 25 % discount on all menu food items.

Remington Annual Golf tournament is scheduled for September 29th, the cost is still \$35.00 for Remington Residents.

Welcome Committee

Bonnie Clark

Not present. The Board voted to reimburse Bonnie for \$75.00 for gifts for new homeowners. Jenny made the motion, and Robyn Seconded. Motion passed, none opposed.

Newsletter & Website Committee

Kathy Morrison

Not present, but Kathy Morrison has the new website up and running.

Maintenance Committee

Paul Welch

Maintenance committee is waiting for better weather to pressure wash entryway fencing, hopefully getting it done in the next few weeks.

ACC Committee

Steve Strand, Paul Welch

Materials for mailbox repairs have been ordered by STM construction; also repairs will begin to stands that do not need replacing, just minor adjustments to the ones that are leaning.

Crime Prevention Committee

Randy Sorge

Committee is getting ready to schedule National Night out this coming August held at the park.

It's been pretty quiet in Remington for awhile, nothing to report.

ACC Committee:

Steve Strand & Paul Welch

Approved: Div. 1 lot 16 Fence and trim paint, Div.1 lot 48 Tree removal, Div. 1 lot 41 Roofing, Div. 3 lot 6 tree removal, Div. 3 lot 60 roofing, Div. 3 lot 2 roofing, painting and siding, Div. 1 lot 64 tree removal, Div. 3 lot 40 roofing, Div. 2 lot 30 tree removal.

Denied: none

Pending: Div 1 lot 36 never received request for gate install

Old/Unfinished Business : 2012 final Audit has been completed.

New Business: Jenny made a motion to reimburse Lisa Fong \$102.49 for the Easter egg hunt held at the park, Shelley seconded, and motion passed none opposed.

Annual Homeowners meeting is scheduled for Wednesday May 8, 2013 6:30 Pm at Sawyer Woods Elementary school at 31135 228 Ave.SE Black Diamond, WA 98010. The Guest speaker is Captain Brad Thompson of King County Sheriffs Office. He will give a 35-40 minute talk with a question and answer period to follow.

Back flow testing has been scheduled for our irrigation systems.

Executive Session: Delinquencies & Compliance

Manager Report, 2013 Management Plan/Annual Calendar, and Rental Log: For Board reference.

Next Meeting: Annual Homeowners meeting is scheduled for Wednesday May 8, 2013 6:30 PM at Sawyer Woods Elementary school at 31135 228 Ave.SE Black Diamond, WA 98010.

Adjournment: 8:24 PM

**Remington Home Owner's Association
Annual Homeowners Meeting**

Wednesday, May 8, 2013 Sawyer Woods Elementary School

6:35 PM

MINUTES

Call to Order/Establish Quorum By Larry Jacobs@ 6:35 PM. Not enough to establish a quorum

Present were: Larry Jacobs, Jenny Allyn, Robyn Welch, Shirley Ely, Shelley Gere, Mark Doherty, Randy Sorge and, Steve Strand & Paul Welch

Guest Speaker: Capt. Brad Thompson of King County Sheriffs Office was introduced by Randy Sorge. Capt. Thompson said that the crime in our community and neighboring communities is down and has been down since the first of March thru May 7th. He passed around a chart that detailed activity more south and north of our area. He stated that he has 44 deputies and 8 sergeants working a huge area.

The gangs that had been invading our area have moved their operations out of the immediate area due to our good reporting and vigilance calling 911 when we saw something suspicious. He thanked everyone for our help and said that 70% of that help comes from people calling to report incidents/sightings.

Committee Reports

Crime Prevention Report

Randy Sorge

Randy reminded everyone of National night out coming up the first part of August 2013.

It will be held again at the park and we are renting some bouncy toys for the kids.

Newsletter & Website Committee

Kathy Morrison

Kathy Morrison told homeowners the new website is a static one, but she is considering maybe making it a bit more proactive with the ability to "facebook, or tweet"

Shelley Gere did the newsletter that went out with the Homeowner meeting notice, and she will be doing about 3 more paper versions for our community by year end. This will be continued, along with an electronic version.

Maintenance Committee

Paul Welch

Paul reported that the vinyl power line fencing is in. The next project will be the 202nd entry fencing replaced with vinyl fencing. It is going to save money over the years for the association in painting costs which were averaging \$20,000 every 4 years.

ACC Committee

Steve Strand

The first phase of mailbox replacement is about done. The stands are sturdier, and will last longer. Steve is working with STM on the stain; it came out a bit more brown than in the past.

Landscape Committee**Mark Doherty**

The irrigation on 207 has been turned on due to the warmer weather; the other systems are not on yet. Annuals will be planted the week of May 13th weather permitting. One of the main lines to the irrigation system was broken while the fencing was being installed. The contractor fixed the break, but unfortunately some dirt got in the lines. Mark is asking that if you see any systems on past 6:00 in the morning back by the power lines please notify him or one of the board members.

New Business:

A homeowner brought up a question about potholes in our subdivision; since King County does not have the budget they used to they will not be repairing them. The board will discuss this issue at the next meeting in June, possibly having FMC fill them.

The same homeowner also brought up the extreme danger of illegal fireworks over the 4th and was very concerned about bottle rockets in particular as we had a roof catch fire a few years back due to illegal fireworks. Shelley Gere will put something in the next newsletter in June reminding people of the danger these fireworks pose.

Next Meeting: Board of Directors Meeting: Wednesday, June 12, 2013 at 6:30 PM at the home of Jenny Allyn 20063 SE 290th PL Kent, WA

Adjournment: 8:00 PM

**Remington Home Owner's Association
Board of Directors Meeting**

MINUTES

Wednesday, June 12, 2013 at the home of Robyn Welch 19925 SE 293 Ct. Kent, WA

Call to Order/Establish Quorum By Larry Jacobs@ 6:35 PM

Present were: Larry Jacobs, Robyn Welch, Shirley Ely, Shelley Gere, Mark Doherty, Randy Sorge and Paul Welch

Approval of Minutes *Motion for approval of May meeting minutes was made by Shelley Gere, seconded by Robyn Welch. All in favor none opposed.*

June 12, 2013 Board Meeting

Robyn Welch Secretary

Treasurer's Report

Jenny Allyn, Treasurer

Jenny unable to attend emailed agenda for the board to vote on money transfers for vinyl fencing at 207th entry and back entry.

Committee Reports:

Landscaping Committee Report

Mark Doherty

The irrigation heads have been marked at the 202nd entry for fence installation Monday 17th. Covington Water called the Jacobs house hold to report a possible irrigation leak in one of our systems, Mark will check on that. Mark will call King County and see if they will remove dead trees in some of our retention ponds.

Druid's Glen Committee Report

Mark Rosenberger

Not present.

Welcome Committee

Bonnie Clark

Not present.

Newsletter & Website Committee

Kathy Morrisson

Not present

Shelley Gere is doing the newsletter for us – Thank you so much Shelley

Maintenance Committee

Paul Welch

Paul reported that he walked thru the 202nd entry with Byron from Estate Fence to answer any questions he may have had concerning the install of the vinyl fence. Paul also discussed the damaged

bollards around some of our retention ponds that may need replacing or painting. We will discuss further at July meeting.

Mail box stand replacement

Steve Strand

Shelley made a motion to approve STM remaining balance on mailbox stands \$ 4,570.73, Robyn seconded. Motion passed none opposed.

Shelley made a motion to approve \$13,753.38 for power line fencing, Robyn seconded. Motion passed none opposed.

Shelley made a motion to approve \$24,556.31 from reserve account to operating account. Robyn seconded. Motion passed, none opposed.

Shelley made a motion to transfer \$10,142.15 from reserve account to Operating account. Robyn seconded, motion passed none opposed.

Shelley made a motion to approve 10, 142.15 for back entry fencing, Robyn seconded. Motion passed, none opposed.

Shelley made a motion to transfer \$9,112.57 from reserve to operating account, Robyn seconded, and motion passed none opposed.

Shelley made a motion to pay \$9,112.57 for 207th entry fencing, Robyn seconded, and motion passed, none opposed.

Crime Prevention Committee

Randy Sorge

There was an attempted burglary in Div. II., house alarm went off and apparently scarred the would be burglar off, police were notified by alarm company. Police found front living room window had been fooled with.

ACC Committee:

Steve Strand & Paul Welch

Approved: Div. 1 lot 32 roofing, Div.1 lot 31 roofing, Div. 1 lot 36 gate, Div. 2 lot 46 house painting, Div. 2 lot 26 roofing, Div. 1 lot 16 fencing, Div. 1 lot 43 roofing, Div. 1 lot 44 roofing, Div. 2 lot 60 painting.

Denied: Div. 2 lot 78 outbuilding, Div. 2 lot 78 tree removal

Pending: none

***Old/Unfinished Business:* sample compliance letter to be discussed at July meeting.**

***New Business:* homeowner hearing in July meeting.**

Executive Session: Delinquencies & Compliance

Manager Report, 2013 Management Plan/Annual Calendar, and Rental Log: For Board reference.

Next Meeting: is scheduled for Wednesday July 10, 2013 @ 6:00 PM at the home of Jenny Allyn
20063 SE 290th Place Kent, WA

Adjournment: 8:15 PM

**Remington Home Owner's Association
Board of Directors Meeting**

MINUTES

Wednesday, July 10, 2013 at the home of Jenny Allyn 20063 SE 290th PL. Kent, WA

Call to Order/Establish Quorum By Larry Jacobs@ 6:30 PM

Present were: Larry Jacobs, Robyn Welch, Shirley Ely, Shelley Gere, Mark Doherty, Randy Sorge and Mark Rosenberger

Approval of Minutes *Motion for approval of June meeting minutes was made by Jenny Allyn, seconded by Shelley Gere. All in favor none opposed.*

July 10, 2013 Board Meeting

Robyn Welch Secretary

Treasurer's Report

Jenny Allyn, Treasurer

Jenny said we are looking good so far with AR, monies are set aside to pay for the rest of the fencing projects, Jenny said we can cash in more CD's when they mature. There are 4 or 5 homeowners that may be in collections and that may be a problem later on.

Committee Reports:

Landscaping Committee Report

Mark Doherty

There was a small water leak at the main valve in the park, it was just a minor repair to fix it. The May meter reading was the giveaway with the \$402.00 water charge. Broad leaf control for the park is estimated at \$800.00. Jenny made a motion to accept the bid for broadleaf control, Robyn seconded motion passed. Mark will call King County retention ponds and find out whose locks are on the bollards at 202nd, 196th and 207th.

Druid's Glen Committee Report

Mark Rosenberger

Mark is going to make flyers for the mailboxes for the upcoming tournament. The cost will be \$31.80. Jenny made a motion to reimburse Mark for the flyers and Larry seconded. Motion passed. Mark asked Shirley of Morris Management to make sure Druids has a current homeowner list.

Welcome Committee

Bonnie Clark

Not present.

Newsletter & Website Committee

Kathy Morrisson

Not present

Maintenance Committee

Paul Welch

Paul reported that Estate Fence Co. will be installing the final two sections of vinyl fencing at the 207th entry and back entry last week in July or first week of August. The bollards at the park should be replaced with new posts, STM has submitted a bid. The back entry bollards and 196th need to be painted. Also under the power lines, there is shrub debris, and a “telephone pole” looking piece of wood plus the telephone box has been bashed in.

Mail box stand replacement

Steve Strand

There is one mailbox stand that is getting minor repairs and should be completed shortly.

Crime Prevention Committee

Randy Sorge

There was theft from vehicle in the 202nd entry area. Not much else going on, we still are pretty quiet, most of the activity seems to be happening in the Renton area. Randy reminded us of NNO, National Night out on August 6th at our park. Sheriff department and fire department will be there. There will also be a bouncy house for the kids.

ACC Committee:

Steve Strand, Paul Welch & Tony Nowaski

Approved: Div. 3, lot 22 painting, Div.3 lot 83 roofing, Div. 2, lot 49 painting, Div. 2 lot 78 detached garage, Div. 2 lot 35 garage doors, Div. 1 lot 12 roofing,

Pending: none

Old/Unfinished Business :

Estate fence for 202nd entry due \$24,556.31 Jenny made a motion to pay, Robyn seconded motion passes none opposed. There was an additional amount of \$153.04 for replacing original boards on the monuments. Jenny made a motion to pay \$152.04, Shelley seconded, motion passed. Next fencing project is the 207th entry fencing amount is \$9,112.57. Jenny made a motion to pay and Shelley seconded. Motion passes, none opposed. Jenny made a motion to transfer funds from replacement reserve to operating account to pay for 207th fencing, Shelley seconded. Motion passes, none opposed.

Sample compliance letter to be discussed, Jenny needs to look at the options first before discussion on which type we should use. Item carried over to August meeting.

New Business: *homeowner hearing at August meeting.*

Replace park Bollards, with STM proposal in the amount of \$679.38. Jenny made a motion to pay, Robyn seconded, motion passes.

Robyn presented an option for new A boards through Alpine products. She will be getting bids for 2 A boards that will have professional lettering for our 4 yearly events.

New Tech web invoice problem settled, NTW voided invoice they sent to us.

Grandfathering documentation, board discussed ways of keeping track of items that have been grandfathered in over the years, ie. Tarps, fence setbacks, gates. We need a secure way of passing this information on to future boards, and future ACC. Perhaps making CD's to be included with board binders and also for ACC committee.

Executive Session: Delinquencies & Compliance

Manager Report, 2013 Management Plan/Annual Calendar, and Rental Log: For Board reference.

Next Meeting: Wednesday August 14, 2013 @ 6:00 PM at the home of Larry Jacobs 29929 200th Court SE. Kent, WA 98042 - Homeowner hearing at 6:00 PM

Adjournment: 8:51 PM

**Remington Home Owner's Association
Board of Directors Meeting**

MINUTES

Wednesday, August 14, 2013 at the home of Larry Jacobs 29929 200th Court SE. Kent, WA

Homeowner Hearing 6:00 PM

Call to Order/Establish Quorum By Larry Jacobs @ 6:40 PM

Present were: Larry Jacobs, Robyn Welch, Shirley Ely, Shelley Gere, Mark Doherty, Randy Sorge and Paul Welch

Approval of Minutes *Motion for approval of July 2013 meeting minutes was made by Jenny Allyn, seconded by Shelley Gere. All in favor none opposed.*

August 14, 2013 Board Meeting

Robyn Welch Secretary

Treasurer's Report

Jenny Allyn, Treasurer

Jenny is working with Columbia Bank to transfer CD funds. Compliance letters will be tabled until next month.

Committee Reports:

Landscaping Committee Report

Mark Doherty

Broadleaf spraying in the park is completed. The dead brush pile under the power lines has been hauled away by FMC at no cost to RHOA. King County will try to get out and clean up our storm water drainage ponds; there is debris from the ice storm and dead trees in some of the ponds. Mark will be getting more mole bait and will submit an expense report for that. The flowers at 202nd entry have powdery mildew and are being sprayed for that.

Druid's Glen Committee Report

Mark Rosenberger

Mark stated that there is no contract from Druids or Remington Residents requesting information or help needed. There was a report of a break in at Druids Glen, some beer, liquor, computers and PA system.

Welcome Committee

Bonnie Clark

Not present.

Newsletter & Website Committee

Kathy Morrisson

Not present

Maintenance Committee

Paul Welch

Estate Fencing will start Monday 26th August on the 207th Entry fencing project. The committee will start painting some of the bollards in our area, apparently King County storm retention ponds owns the locks, but they probably will not paint the bollards. The scotch broom is coming back under the power line fencing so either FMC can trim it back or Maintenance committee will.

Mail box stand replacement**Steve Strand**

Not Present

Crime Prevention Committee

Randy Sorge

National Night out was a great success. Major Brad Thompson stopped by for a few minutes, and Black Diamond fire and Rescue was there also. The kids loved the Bouncy House, and thanks to Randy for the snacks and Jenny for the Bouncy house rental. Maple Valley police precinct will be re- opened around October this year. Druids Glen was broken into \$3,000.00 worth of liquor, beer and PA system stolen from Pavilion, a month prior 40 gal. Of gasoline was stolen also from Druids.

ACC Committee:*Steve Strand, Paul Welch & Tony Nowaski*

Approved: Div. 1, lot 12 roofing, Div.3 lot 14 painting, Div. 2, lot 38 shed, roofing painting, Div. 2 lot 46 house paint, Div. 2 lot 33 roofing, Div. 2 lot 28 roofing, Div 2 lot 11 roofing, Div. 2 lot 68 roofing, Div. 3 lot 34 roofing, siding & painting, Div 1 lot 14 dead tree removal.

Pending: none

Old/Unfinished Business :

Vote on Alpine Products A Boards: Jenny made a motion to pay \$649.34, and Shelley seconded. Motion passed none opposed.

Jenny made a motion to pay Clowns unlimited \$439.83 for Bouncy House rental, Shelley seconded. Motion passed none opposed.

Jenny made a motion to reimburse Randy Sorge \$ 83.28 for food and drinks at NNO, Robyn seconded. Motion passed none opposed.

Sample compliance letter to be tabled until September

New Business: *Possible homeowner hearing at September 11th meeting.*

Executive Session: *Delinquencies & Compliance*

Manager Report, 2013 Management Plan/Annual Calendar, and Rental Log: *For Board reference.*

Next Meeting: Wednesday September 11, 2013 @ 6:00 PM at the home of Robyn Welch 19925 SE 293rd Court Kent, WA 98042 - Possible Homeowner hearing at 6:00 PM

Adjournment: 8:23 PM

**Remington Home Owner's Association
Board of Directors Meeting**

6:00 Homeowner Hearing

MINUTES

Wednesday, September 11, 2013 at the home of Robyn Welch 19925 SE 293 Court, Kent, WA

Call to Order/Establish Quorum By Larry Jacobs@ 6:45 PM

Present were: Larry Jacobs, Robyn Welch, Michael Howe, Shelley Gere, Mark Doherty, Randy Sorge, Paul Welch and Kate Sorge.

Approval of Minutes *Motion for approval of June meeting minutes was made by Robyn Welch, seconded by Shelley Gere. All in favor none opposed.*

Board Appoints Kate Sorge as new member. Shelley makes the motion, Robyn seconds it. None opposed.

September 11, 2013 Board Meeting

Robyn Welch Secretary

Treasurer's Report

Jenny Allyn, Treasurer

No report, Jenny on vacation

Committee Reports:

Landscaping Committee Report

Mark Doherty

Irrigation has been turned back on due to hot spell, it will be turned off in a few weeks for winter. The inpatients at 202nd entry were pulled out due to mildew problem. Mark will check the arborvitaes at that entrance, they look diseased. Mark is still waiting to hear from King County storm ponds as to when they will come and clean out winter/storm debris.

Druid's Glen Committee

Mark Rosenberger

Not present

Welcome Committee

Bonnie Clark

Not present.

Newsletter & Website Committee

Kathy Morrisson

Not present

Maintenance Committee

Paul Welch

Paul reported that the fencing is completed on 207th entry, there was a delay in the install of 2 or 3 posts due to yellow jacket infestation in ground. Pest control called and problem solved. Paul recommended paying invoice for 207th entry. The back entry fencing will start in 1 week. Maintenance Committee will start painting the bollards soon.

Mail box stand replacement

Steve Strand

Not present.

Crime Prevention Committee

Randy Sorge

There have been no crimes reported in Remington for awhile, about one week ago East Lake Morton had a vehicle break in.

ACC Committee:

Steve Strand, Paul Welch & Tony Nowaski

Approved: Div.1, lot 16roofing, Div.1 lot 49 roofing, Div. 2, lot 12roofing, Div. 2 lot 47 roofing, Div. 2 lot 72tree removal, Div. 3 lot 36 roofing, Div. 3 lot 90 roofing.

Pending: none

Old/Unfinished Business

Change of Association Manager to Michael Howe as of Sept. 1, 2013 Michael was welcomed.

Estate fence for 207nd entry due \$9,264.61 Robyn made a motion to pay, Shelley seconded motion passes none opposed.

Replacement of Park Bollards invoice of \$679.38. Robyn made the motion to pay, seconded by Shelley. Motion passes, none opposed

Davey Tree and Weed control invoice of \$836.00 for park spraying. Shelley made motion to pay and Robyn seconded. Motion passes, none opposed.

FMC invoice for scotch broom removal under powerline fencing for \$500.00. Shelley makes the motion to pay and Kate seconds. Motion passes, none opposed.

Roof and Driveway cleaning will be discussed in spring and there will be an article in the October newsletter regarding this.

BPA update: The fencing around 4 Or 5 of the towers will be removed at no cost to RHOA, BPA will be doing the removal.

New Business:

Cagianut 2013 Audit and Tax return engagement letter. Tabled until October meeting

Remington land notes information A diagram of what land we actually own on 202nd, 207th Park and back entry has been assembled by Shelley Gere.

Executive Session: Delinquencies & Compliance

Manager Report, 2013 Management Plan/Annual Calendar, and Rental Log: For Board reference.

Draft 2014 Budget: Tabled until October meeting

Next Meeting: Wednesday October 9, 2013 @ 6:30 PM at the home of Larry Jacobs 29929 200th Court SE. Kent, WA 98042

Adjournment: 8:13 PM

Remington Home Owner's Association

Board of Directors Meeting

MINUTES

Wednesday, October 9, 2013 at the home of Larry D. Jacobs 29929 200th Court SE, Kent, WA 98042

Call to Order /Establish Quorum By Larry Jacobs @ 6:45 PM

Present were: Larry Jacobs, Robyn Welch, Michael Howe, Shelley Gere, Paul Welch, Jenny Allyn, Randy Sorge and Kate Sorge.

Treasurer's Report – AR a bit higher but still within reason. Irrigation water bill running high. We will look into this through Mark. Little bit over in legal.

Approval of Minutes – Motion approved of September meeting minutes was made by Robyn Welch, Seconded by Jenny Allyn. All in favor, none opposed.

Committee Reports:

Maintenance Committee – Paul Welch

Requested thank you note to Byron Bese at Estate Fencing.

Paul asked for need for preapproval on a bid limit, \$500 maintenance budget for general maintenance , anything over Paul will ask for approval.

Was fence key provided to new homeowner - First key is free, additional key \$25. Keys are kept by maintenance committee.

202nd – Paul proposes white stripes to warn drivers. We will need to check with King County for approval. Paul will contact King County and advise of recent accidents and see what type of response we get.

Moss Control –ongoing

Mail box stand replacement

Steve Strand

Not Present

Crime Prevention Committee

Randy Sorge

Randy reviewed crime reports – no activity. Randy will follow up with police contacts to see

If any reports. Lake Morton reported a suspicious man who was known drug dealer.

Druid's Glen Committee

Mark Rosenberger

Not present

Welcome Committee

Bonnie Clark

Not present

Michael will include board members regarding new homeowners

ACC Committee:

Approved: Lot 03-043 Fence installation approved; Lot 03-055 Roof replacement approved ; 03-091 Roof Replacement approved; 03-103 Roof Replacement approved

Declined: Lot 03-007 – play yard for dog

Pending : Division 1 Lot 43 Michael will follow up with outstanding ACC

Old/Unfinished Business

Estate Fence payment for \$10,142.15 – Larry made motion to approve, Shelly seconded. Motion passes. None opposed.

FMC Invoice for Scotch Broom removal \$543. Robin made motion to approve, Jenny seconded. Motion passes, None Opposed.

BPA Fences surrounding towers -

Roof/driveway cleaning disposition – out of season for roofs. Michael will check to see who is in violation.

Christmas lights – need to come up with a date for lights to be removed – January 10th.

Druids Glen Committee - Remington Golf \$460 to Mark Rosenberger for Remington Golf Tournament – Robyn made motion to approve payment , Jenny seconded – motion passes – none opposed.

Jenny Allyn made motion to reimburse Robyn Welch \$44.97 for laptop battery mouse; Shelley seconded - motion passes – none opposed

Cagianut – 2013 Audit – Robyn motioned to approve; Shelley seconded – motion passes – none opposed

Draft Budget – Jenny waiting

Setting up for November Meeting

Executive Session: Delinquencies & Compliance

Next Meeting: Wednesday, November 13, 2013 at Sawyer Woods Elementary School at 6:30 pm

Adjournment: 9:20 pm