

Remington Homeowners' Association
Minutes for the Board of Director's Meetings
2015

Included are the Minutes for meetings held January through November.

No Meeting was held in December.

**Remington Home Owner's Association
2015 Budget Ratification Meeting**

MINUTES

Wednesday, January 15, 2015, 6:30 PM

Sawyer Woods Elementary School

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

Present were: Larry Jacobs, Robyn Welch, Fred Hennige, Shelley Gere and James Tungsvik

Confirmation of Quorum: no quorum

Budget Discussion: Budget was passed already, meeting in November cancelled due to power outage.

Re-scheduled for tonight, January 14, 2015. No changes budget is same as 2014.

Budget previously passed, no vote needed.

New Business: Fireworks discussion started, safety of animals discussed, some neighborhoods do not pick up their debris. Discussion on possible fines for debris left in streets. Discussion about renting police patrol to monitor fireworks safety/dangers may be dues increases if we decide to go that way. Board needs to make a rule about clean-up after fireworks.

Discussion about power line area survey that was done basically to re-define property lines and their corners.

It was noted that some Douglas fir trees may have a root rot disease, and we should be aware that replacing the Doug Fir tree with the same species will not be appropriate as the fungus is in the soil and the same thing will happen again. This was in reference to the Tree Replacement portion of the Tree Preservation Policy.

Power line trail area needs to be fixed by homeowner that has an outbuilding project going on and the trucks have left deep ruts in the trail area. Board to monitor construction, and possibly send homeowner a letter asking it to be returned to its original condition. Also possible, to update ACC form to state that any construction on or near the trails needs to be returned to original condition. Homeowner needs to sign off on that.

RHOA Board needs volunteers, Robyn Welch has served over her term, and Shelley Gere's term is up in July. Bryan Kelley is Board President now, so we have a vacant spot for a Treasurer.

Larry Jacobs officially retired from Board President Position. He was awarded with a plaque for service, and a gift tower from the RHOA.

Adjournment: 8:10 PM

Remington Home Owner's Association
Board of Directors Meeting
Wednesday February 11, 6:30pm at the home of Robyn Welch 19925 SE 293 Court

Minutes

Call to Order/Establish Quorum 6:37pm

Bryan Kelley, President

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

Motions for 2015 Board positions

Shelley made a motion for Bryan Kelley to be President, Robyn seconded, and motion passes.

Shelley made a motion for Fred Hennige to fill Treasurers position; Robyn seconded but asked that Fred be contacted first before it becomes final. Bryan will contact Fred.

Shelley made a motion for Robyn to remain as Secretary, Bryan seconded. Motion passes

Robyn made a motion for Shelley to remain Member at Large, Robyn seconded Motion passes.

Shelley made a motion that Jenny Allyn continues as head of Financial Committee, Robyn Seconded, motion passes.

Approval of Minutes

October, 2014 Board Meeting minutes Approved

Robyn Welch, Secretary

Motion to approve made by Shelley Gere, seconded by Robyn Welch.

All in favor none opposed.

Treasurer's Report

Did not have time to review financials,

Jenny Allyn, Finance

Jenny said she would help next month.

\$31,629 in checking, 34 K in savings, \$99,500 in combined CD's

Committee Reports:

Landscaping Committee Report

Mark Doherty

202nd entry vandalism in island grass, FMC checked it out and will seed this spring. Two more zones in park irrigation will be designed and done this spring. New bark in entryways this spring also.

Druids Report

Mark Rosenberger

October 4th golf tournament is still on, same price. Board suggested to have May General meeting at Druids, Mark has contact information.

Welcome Committee Report

Jenny Allyn

Only one family has moved in since July 31, Div.1. Jenny will get their email address.

Website Committee

Kathy Morrisson

Not in attendance

Kathy Morrisson

Newsletter

Shelley Gere

Shelley is working on February's newsletter, and asked if there were any committees that would like to submit an article, due before February 25th.

Maintenance Committee Report

Paul Welch

Will be possibly pressure washing vinyl fencing this spring, to be contracted out. May or June will be spraying moss out around the islands in Remington.

Mailbox Stand Replacement-Status not in attendance

Steve Strand

Not in attendance

Crime Prevention Committee

Randy Sorge

Nothing to report, it has been quiet in our area. NNO, National Night out will be August 4th. More information as the date gets closer.

ACC Committee:

Paul Welch, Randy Sorge and Tony Nowacki

The screening document has been re-worded to be more appropriate. Revisions to the blue tarp change, and also to check with neighbors on any screen. Shelley made a motion to approve, and Robyn seconded. Motion passes and was approved with said changes.

New Business or discussion topics:

Fine policy to re-affirm, policy was not signed in 1995. Re-affirming motion was made by Shelley, and seconded by Robyn. Motion passes.

Power line trail access policy was signed by Bryan as President and Robyn as Secretary. Covenant enforcement policy was not signed in 2000, Bryan signed, and Robyn signed this evening.

Executive Session: Delinquencies & Compliance

Manager Report, 2015

For Board reference.

Next Meeting: Board of Directors Meeting Wednesday March 11th 2015 at 6:30 pm at the home Shelley Gere 19932 SE 293rd Court

Adjournment: Adjourned 8:05 pm

Remington Home Owner's Association
Board of Directors Meeting
Wednesday March 11, 6:30pm at the home of Shelley Gere 19932 SE 293 Court

Minutes

Call to Order/Establish Quorum 6:14 pm

Bryan Kelley, President

Present were James Tungsvik, , Shelley Gere, Robyn Welch, , Bryan Kelley, Mark Rosenberger, Randy Sorge, Jenny Allyn, Mark Doherty, and Paul Welch

Approval of Minutes

February 11, Board Meeting minutes Approved

Robyn Welch, Secretary

Motion to approve made by Shelley Gere, seconded by Robyn Welch

All in favor none opposed.

Treasurer's Report

Accepted as presented

Treasurer

Committee Reports:

Landscaping Committee Report

Mark Doherty

We are getting bids to re-bark entryways. Also working on last design for irrigation Fix in the park. FMC has already started mowing, and moss control.

Druids Report

Mark Rosenberger

New golf pro has started up at Druids; Mark was going to check on his name. The bar area is being remodeled, but they still are open. Mark will see if we can have our general meeting in May at Druids in the Pavillion.

Welcome Committee Report

Jenny Allyn

Only one family has moved in since last month, Div. 2 lot 43. She will get their email address and visit them also.

Website

Kathy Morrisson

Not in attendance, Kathy has done a wonderful job with updating our website, new improved links etc. it looks great !

Newsletter

Shelley Gere

The next newsletter will be out at the end of April.
Thank you Shelley for all the work on those.

Maintenance Committee Report

Paul Welch

Nothing to report at this time.

Mailbox Stand Replacement-

Steve Strand

Steve Strand reported that he has gotten a bid of \$ \$5,838.03 for the repair of 7 mail box stands. There are about another 7 left to repair, however they are smaller stands so the cost won't be quite as much. We are doing a little bit at a time.

Crime Prevention Committee

Randy Sorge

Mail box stand break ins in back entry to Remington. Police reports filed.
Other than that it's quiet in Remington.

ACC Committee:

Paul Welch, Randy Sorge and Tony Nowacki

The committee recommended the removal of Certainteed Presidential Chestnut from the approved roofing materials list. The color is not good and is not used much, other colors closer to it have been more popular.

Old Business/ or discussion topics:

Fence maintenance along Covington Sawyer Road, tabled. The Board decided it would be too difficult to have each homeowner clean and stain the backside of their fencing and maintain a uniform appearance.

New Business/Discussion topics:

Estimate from STM contract proposal #15121 for mail box repair. Robyn made a motion to take \$2,000 From the general fund (Repair and Maintenance fund) and the rest to come out of reserves to help pay for the repairs. Shelley seconded. Motion passes none opposed.

Non Profit invitation from Tahoma Girls Water Polo club. It was discussed that Remington should not be in the business of supporting outside non- profits at this point in time.

A Boards new signage ordered for 2 A Boards to advertise the General Meetings held in May and November. Robyn has ordered them at a cost of under \$200.00

Reserve Study: ACC will arrange to start the process soon, to be ready for the new period starting Jan 1, 2016.

Division 1 Lot 14: Fence both sides moved into compliance, Div. 2 lot 38 fence will be moved back in 30 days.

Executive Session: Delinquencies & Compliance

Manager Report, 2015 Management Plan/Annual Calendar, and Rental Log: For Board reference.

Next Meeting: Board of Directors Meeting Wednesday April 8 2015 at 6:30 pm at the home of Shelley Gere 19932 SE 293rd Court

Adjournment: Adjourned 7:46 PM

Remington Home Owner's Association
Board of Directors Meeting
Wednesday April 8, 6:30pm at the home of Robyn Welch 19925 SE 293 Court

Minutes

Homeowner Hearing 6:30 PM

Call to Order/Establish Quorum 6:45 pm

Bryan Kelley, President

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

Approval of Minutes

March Board Meeting minutes Approved

Robyn Welch, Secretary

Motion to approve made by Shelley Gere, seconded by Robyn Welch

All in favor none opposed.

Treasurer's Report

Audit completed for 2014

Treasurer

Robyn made motion to move monies from accumulated CD's from Columbia Bank to Union Bank. Shelley Seconded, motion passes none opposed.

Committee Reports:

Landscaping Committee Report

Mark Doherty

We got bids to re bark entryways, 170 Yards \$7,154.00. Budget was short \$154.00, Robyn made a motion to Fund \$175.00 extra from general savings to fund the bark. Shelley seconded. Motion passes, none opposed. Mark also working on last design for irrigation fix for the park on the valves and wiring.

Druids Report

Mark Rosenberger

Mark has reserved the Pavilion at Druids Glen for our May 13th General Meeting from 6:00- 8:00 pm

Welcome Committee Report

Jenny Allyn

Div.1 Lot 28 new family welcomed, received their gift basket and were impressed with Remington.

Website

Kathy Morrisson

Not in attendance,

Newsletter

Shelley Gere

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

Maintenance Committee Report

Paul Welch

Will be applying moss out on the medians mid-April.

Mailbox Stand Replacement-

Steve Strand

Partial down payment received and STM has ordered material to start replacing stands 6,7,12,1920,25 & 45.

Crime Prevention Committee

Randy Sorge

Getting NNO set up for August, Lawn damage in Div. 2 reported due to aggressive driving.

Some mailbox break ins Div. 2 and 3.

ACC Committee:

Paul Welch, Randy Sorge and Tony Nowacki

More roofing requests are coming in, getting busy.

Old Business/ or discussion topics:

None at this time

New Business/Discussion topics:

Columbia to Union Bank move motion made and approved.

Put notice out for mailbox replacement, article to go in digital Remington Review.

Div. 2 lot12 tree removal, James to follow up.

Div. 1 lot 30 timeframe for roof replacement.

Div. 1 Lot 15 need to replace mossy shed roof.

Druids gift for May General meeting plus introduction of Druids speakers.

Revised map for encroachment in Tract C, still waiting for it.

Reserve Study, Robyn has volunteered to be liaison for this. Information supplied as requested.

Executive Session: Delinquencies & Compliance

Manager Report, 2014 Management Plan/Annual Calendar, and Rental Log: For Board reference.

Next Meeting: Wednesday May 13th General Meeting at Druids Glen Pavilion 6-8 PM

Adjournment: Adjourned 8:15 pm

Remington Home Owner's Association
Annual Meeting
May 13, 2015
Druids Glen Clubhouse
29925 207th Ave. SE, Kent, WA 98042

Meeting Notes

Call to Order: 6:40 pm

Bryan Kelley, President

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

Quorum: Quorum was not achieved. HOA looking at holding secondary meeting to reduce quorum count.

Mark Rosenberger presented a Thank you gift tower to Druids Glen Manager Clint Gould. Clint and the new pro Eric Briggs spoke for a few minutes about Druids Glen and their new women's golf program held on Wednesdays. The inside bar area of Druids has been remodeled and looks great.

Establish Quorum: no quorum

Committee Reports:

Landscaping Committee Report

Mark Doherty

FMC has a new crew chief that Mark has met with, will not affect our service from them. The vandalism on the 202nd entry has been reseeded; Back flow testing for all systems has been done and approved. 170 yards has been installed by Bark King in our entrances and it looks great. We may do this sooner than every 5 years. Phase 2 of park irrigation will start soon, will not be in the way of park use.

Druids Report

Mark Rosenberger

18th annual golf tournament is set for October 4th. Sign up early to reserve your space, we only need 24 people to reserve the course, and every resident can bring a guest.

Welcome Committee Report

Jenny Allyn

There have been 5 new homeowners since January move in. Each one receives a gift basket and Jenny personally goes over to meet each new homeowner and welcome them to Remington.

Maintenance Committee Report

Paul Welch

Will be applying moss out on the medians this month. Paul will be meeting with FMC to schedule pressure washing for all our fencing.

Crime Prevention Committee

Randy Sorge

Getting NNO set up for August 4th. There have been some mail box break in/theft in Div. 3 and also other sub divisions around us.

ACC Committee: Paul Welch, Randy Sorge and Tony Nowacki Reminded everyone he has keys for those homeowners on the power line trail. Anyone that has lost a key will have a \$25.00 replacement fee. Committee has been busy with roofing requests. House painting and requirements for leaving paint samples on a board was also discussed.

Discussion on banning fireworks in Remington:

Several good comments from homeowners ensued, specifically if we can legally ban fireworks in Remington, how can that be enforced. The Board will look into the King County Codes and Fire Marshall rules regarding fireworks. We had one house/roof fire in Remington about 10 years ago, it did not occur on the 4th and it was a juvenile that set of an illegal firework. The Board will look into contacting an attorney to get current laws and liability information.

A straw vote was requested by those in attendance at our annual meeting; 30 against fireworks and 12 for fireworks. All proxies were counted.

The Board hopes to have information on the above prior to the 4th.

Adjournment: 8:00 PM

Remington Home Owner's Association

Board of Directors Special Meeting

Tuesday May 19, 2015 6:00 pm at the home of Robyn Welch 19925 SE 293rd Court

Minutes

Call to Order/Establish Quorum 6:10

Bryan Kelley, President

Present were: Shelley Gere, Robyn Welch, Bryan Kelley, and Tony Nowacki.

This meeting was called to elect Tony Nowacki to the RHOA Board in the position of Treasurer.

Shelley Gere made a motion to accept Tony Nowacki into the Board of Directors, Robyn Welch seconded. Motion passes, none opposed.

Shelley Gere will let our webmaster Kathy Morrisson know that Tony Nowacki is no longer on ACC, and has been elected to the Board of Directors in the position of Treasurer effective tonight May 19, 2015.

The information on our website will be updated accordingly.

Meeting Adjourns at 7:12 PM

Remington Home Owner's Association
Special Meeting
June 10, 2015
Druids Glen Clubhouse
29925 207th Ave. SE, Kent, WA 98042

Minutes

Call to Order: 7:00 pm

Bryan Kelley, President

Present were: Shelley Gere, Robyn Welch, Bryan Kelley, Tony Nowacki.

Establish Quorum: quorum established, 65 homes represented in person/proxy

Board Members voted in: Bryan Kelley, President Tony Nowacki Treasurer, Robyn Welch Secretary, and Paul Robbins as Vice President, and Shelley Gere as Member at large. Steve Horton moved that we accept the Board as voted in, Kathy Fosjord seconded.

Motion passed, none opposed.

Paul Welch stated that ACC committee needed help, Steve Horton volunteered to help..

Discussion on banning fireworks in Remington:

Several good comments from homeowners ensued, specifically if we can legally ban fireworks in Remington, how can that be enforced. The Board will look into the King County Codes and Fire Marshall rules regarding fireworks. We had one house/roof fire in Remington about 10 years ago, it did not occur on the 4th and it was a juvenile that set off an illegal firework. The Board will look into contacting another attorney to get current laws and liability information. A motion was made to put a cap on the spending for fact finding , motion seconded and passed. The Board will put a cap of \$1,000.00 on the fact finding search.

Discussion between Board and homeowners ensued, several question about how is this enforceable? What are the legal outcomes of this, neighbor vs. neighbor? Liability or lawsuits.?

A motion was made from the floor to table fireworks discussion until next annual meeting which is in November. At that point the Board will have some definitive proof of fact finding and laws. Paul Welch seconds the motion. Motion passes 38 for to 27 against.

The Board stated that it will make a policy change on fireworks clean up.

Next Month's meeting is Wednesday, July 8th 6:30 pm at the home of Robyn Welch
19925 SE 293rd Court Kent, WA

Adjournment: 8:00 PM

**Remington Home Owner's Association
Board of Directors Meeting
Wednesday July 8, 2015 6:00 pm at the home of Robyn Welch 19925 SE 293 Court**

Homeowner Hearing D3 L59

Minutes

Call to Order/Establish Quorum 8:00pm

Bryan Kelley, President

Present were James Tungsvik, Shelley Gere, Robyn Welch, Tony Nowacki, Paul Robbins, Bryan Kelley.

New Business or discussion topics:

D2 lot 14, Tony made a motion to proceed with collections of post bankruptcy monies owing to the association. Shelley seconds, motion passes none opposed.

Div. 1 lot 34 Shelley made a motion to proceed to default judgment, Tony seconds. Motion passes none opposed.

Next Meeting: Board of Directors Meeting Wednesday August 12th 2015 at 6:30 pm at the home Shelley Gere 19932 SE 293rd Court Kent, WA

Adjournment: Adjourned 8:15 pm

**Remington Home Owner's Association
Board of Directors Meeting
Wednesday August 12, 2015 6:00 pm at the home of Shelley Gere 19932 SE 293
Court**

Homeowner Hearing D3 L12 6:00 PM

Board Meeting Minutes

Call to Order/Establish Quorum 6:30pm.

Bryan Kelley, President

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

Approval of Minutes:

Robyn Welch, Secretary.

Shelley Gere made motion to approve July minutes, Paul Robbins Seconded.

None opposed, motion passes.

Committee Reports:

Mark Doherty

Landscape: *Mark Doherty reported that the first phase of the irrigation fix for the park is complete, cost was around \$4,058.51. The fix is located in the front of the park. A new mainline was installed and 2 new gate valves.*

Mail Box Stands: *Not present*

Steve Strand

Druids Glen:

Mark Rosenberger

Has distributed the golf tournament flyer for October 4th 2015 and has been putting out his A boards for sign up notification.

Finance and Welcome Committee

Jenny Allyn

AR is normal and cash flow is good.

Remington has had 9 new homeowners move in since the beginning of the year, 5 of those since May. They have all received Welcome Baskets. The updated homeowners list has been sent to Druids Glen.

Newsletter

Shelley Gere

The newsletter will be coming out the end of August.

Website Committee

Kathy Morrisson

Not present.

Paul Welch has been working with Kathy Morrisson to figure out why ACC mailbox was full. Also ACC did not receive 1 homeowner painting request.

Maintenance

Paul Welch

Since there is no longer a Park committee, Paul Welch suggested that ATC look into who installed the park swings as one of the swing seats needs repairing. This will be done soon.

Crime Prevention

Randy Sorge

It's been quiet in Remington, with the exception of a 4th degree assault around the end of July.

Old/Unfinished Business:

P&P's or HOA's also call them rules and regulation – Tabled until next meeting

Div. 1 lot 30 – to be completed no later than 11/30/2015

Div.3 lot 30- lawn must be installed by 9/30/15

Div2 lot 12 – house to be painted no later than 6/30/2016

Div. 1 lot 16 – check mossy shed roof this fall.

Div2 lot 17 - yard art can stay unless damaged.

Violation letter usage - leave policy as it is stated.

New Business or discussion topics:

Fireworks letter: discussion regarding the cost of fact finding: Bryan will contact the Attorney to confirm amount that had been agreed on.

National Night Out – was a huge success, we had about 100 people attend. Bryan served pulled pork sandwiches and hot dogs, Jenny Allyn supplied two delicious salads, Randy Sorge brought all the condiments. One officer from King County was also there.

Div.2 Lot 18 tree trimming request by homeowner, after looking at the King County plot maps it was determined that the trees are on homeowner property, not common area so RHOA will not be responsible for tree trimming.

Manager Report, Management Plan/Annual Calendar

Next Meeting: Board of Directors Meeting Wednesday September 9th at 6:30 pm at the home of Bryan Kelley 20233 SE 290 th Place Kent, WA

Adjournment: Adjourned 7:50 PM

**Remington Home Owner's Association
Board of Directors Meeting
Wednesday September 16th, 6:30pm at Bryan Kelley's 20223 SE 290th PL.**

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, Randy Sorge, Mark Doherty, and Paul Welch.

Approval of Minutes

August Board Meeting minutes Approved

Robyn Welch, Secretary

Motion to approve made by Shelley Gere, seconded by Robyn Welch

All in favor none opposed.

Treasurer's Report

Tony Nowacki

Accounts receivable look good.

Due to Tony's busy schedule he stated that he would resign from Treasurers position. Paul Robbins offered to take over. Jenny Allyn will get him up to speed by next month. Tony will still be serving on the Board.

Committee Reports:

Landscaping Committee Report

Mark Doherty

Mark returned a check from Around the Clock to James; the check had been issued twice. Mark submitted his landscape budget to Jenny for next month's budget review. Mark will email James a copy of FMC new 2016 contract. He said it has gone up about 1 percent. Mark also received a proposal for completing the park irrigation fix, it was around \$11,000.00. We will decide whether to split it up or do it all at once.

Druids Report

Mark Rosenberger

Mark emailed his report it is as follows; No resident contact received for Help Needed throughout the summer. Mark is making final preparations or the RHOA annual Golf Tournament on Sunday, October 4th. (There is still room for Board and Committee members to sign up.)

Marks Budget request is \$800.00

Welcome Committee Report

Jenny Allyn

Not in attendance, report emailed is as follows; We haven't had any new house sales since July, market has bee a bit slow. She has talked with 2 new homeowners and still has 2 more to visit as they were not home when she made her rounds.

Finance Committee

Jenny Allyn

She had been in contact with the treasurer to see a date so they can review financials and go over the budget. Jenny has started a preliminary budget, she does not have the new Insurance cost, Maintenance or Landscape budget. Once she gets the information she will complete a draft and email it out for comments and changes.

Website

Kathy Morrisson

Not in attendance, Paul Robbins has also been volunteering to help Kathy Morrisson with some website issues and research.

Newsletter

Shelley Gere

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

Maintenance Committee Report

Paul Welch

Next year's pressure washing of the fencing will come out of the 2016 budget. Paul will also be checking into getting a bid to have the entry way medians painted with the reflective yellow paint. Paul doesn't think a project request form should be needed to stain a fence however; homeowners need to be aware that only clear stains are allowed. We need to stress this in newsletters and online so new people are aware of the CC&R's for fencing and staining standards. Possibly have a column in the newsletter "from the Board" to help educate people on the parameters we are trying to uphold in Remington.

Mailbox Stand Replacement-

Steve Strand

Not in attendance, no report submitted.

Crime Prevention Committee

Randy Sorge

Richard McClurg has been released from work release to a safe house in Renton. Randy has spoken with Richards's parole officer, also Randy said if you see Richard around our area, please take a picture and contact Crime Watch/Randy immediately. For the next NNO Randy and Paul Welch have been talking about having a small area set aside by the park for a classic car show.

ACC Committee:

Paul Welch, Randy Sorge and Steve Horton

Paul doesn't think a project request form should be needed to stain a fence however; homeowners need to be aware that only clear stains are allowed. We need to stress this in newsletters and online so new people are aware of the CC&R's for fencing and staining standards. Possibly have a column in the newsletter "from the Board" to help educate people on the parameters we are trying to uphold in Remington.

Also to be check on are numerous gravel driveways, were they approved or not.

Div2 Lot 18 Shelley makes a motion to allow homeowner to put a colored stain Baer russet, on the newly-replaced sections of the front portion of their fence. The existing fence is already this color, and is barely visible from the street, due to the dense foliage. The side fence, which is visible, will have a clear stain applied.

Old Business/ or discussion topics:

Div3 Lot 104 Shelley made a motion to put this property into collections, Tony seconded monetary and compliance issues need to be dealt with. Motion passes none opposed.

Div. 1 Lot 34 the HOA voted to accept 23K for settlement on this property. Hard costs expensed reimbursed. All in favor, none opposed the motion passes.

New Business/Discussion topics:

Bryan Kelley finally was able to talk to a BPA representative about maintenance of the powerline trail area. This has not been done for about 2 years and the scotch broom is loving it! The agreement was that that BPA would mow it down this December, then it is HOA responsibility for the following 2 years. We need to get this into a written document. Bryan has asked Mark Doherty to get some bids for future maintenance for this area. Bryan will direct funds for this area into the budget.

Mail box stand break in by park again. - The Board will check with the Post office to see if the stand in front of the park can be moved to the opposite side of the street and down about 100 feet. Other than that the only way is for the HOA to check into the large multi box stands like some condo's have. They are very costly.

Fireworks letter - The Board stated that due to the unspecified prohibiting nature of fireworks, it will try to use education as a safety tool, and highly recommend homeowners call 911 if illegal or dangerous discharge of fireworks is observed. The cap of \$1,000 that HOA members voted on in May has been reached. Therefore no more monies will be spent on researching something that we cannot control as it's such a grey area and as we are not a gated community, and the roads are not private, they are King County property.

Home Business Policy – discussion tabled until October meeting.

Executive Session: Delinquencies & Compliance

Manager Report, 2015 Management Plan/Annual Calendar, and Rental Log: For Board reference.

Next Meeting: Wednesday October 14th At the home of Robyn Welch 19925 SE 293rd Court 6:30 PM

Adjournment: Adjourned 8:10 pm

Remington Home Owner's Association
Board of Directors Meeting
Wednesday October 14th, 6:30pm at Robyn Welch's 19925 SE 293rd Court

Meeting Minutes

Call to Order/Establish Quorum 6:35 pm

Bryan Kelley, President

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

Approval of Minutes

Robyn Welch, Secretary

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

Treasurer's Report

Paul Robbins

Contributions to reserve look good. Paul was wondering how often we need a reserve policy study, he will look into that. Paul met with Jenny Allyn at ATC and is getting his questions answered and some training for his new position.

Shelley made a motion to approve the September financial statement as presented, Robyn seconded. Motion passes none opposed.

Committee Reports:

Landscaping Committee Report

Mark Doherty

All water is shut off for the season and FMC will be winterizing it soon. FMC raised their cost 1% for next year. Park irrigation fix is approved for next year and will start around April and that is the remaining 2 zones. It will make watering more efficient. Mark was tasked with getting a bid for spraying the scotch broom under the powerlines.

Druids Report

Mark Rosenberger

Mark emailed his report, it stated that the October tournament was a success, the weather was beautiful and they had 64 people playing.

Welcome Committee Report

Jenny Allyn

Jenny stated that she needed to visit two new homeowners. It has slowed down for the year. People are appreciative of the welcome baskets they receive from RHOA

Finance Committee

Jenny Allyn

Jenny has had a meeting with Paul Robbins on some of his treasury questions and help with some of the reserve study questions

Website

Kathy Morrisson

Not in attendance, Paul Robbins has also been volunteering to help Kathy Morrisson with some website issues and research.

Newsletter**Shelley Gere**

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

Maintenance Committee Report**Paul Welch**

The monument light at the 202nd entry was out; Paul will be fixing that in the next day or so.

Mailbox Stand Replacement-**Steve Strand**

Not in attendance, no report submitted.

Crime Prevention Committee**Randy Sorge**

Not in attendance, it has been quite in Remington so nothing to report.

ACC Committee:**Paul Welch, Randy Sorge and Steve Horton**

Committee is still trying to work on Fence guidelines for 3 rail fencing therefore it is not ready to post on the website yet. There was talk of getting some homeowners to help on this, and create a new committee of interested homeowners. It will be mentioned at the general meeting in November.

Old Business/ or discussion topics:**P & P's or HOA's rules and Regs.**

Home business Policy final draft was signed by Bryan Kelly and Robyn Welch. Shelley made the motion to adopt the policy and Paul Robbins seconded. Motion passes, none opposed.

New Business/Discussion topics:

Fireworks cost letter – Amy Meharry had spent around \$1400 researching the fireworks issue per homeowners' request. The board decided per homeowner's wishes no more will be spent on research; however the board will promote education on fireworks and informing people to call 911 if there are illegal fireworks being discharged on the next July 4th. The Board stated that due to the unspecified prohibiting nature of fireworks, it will try to use education as a safety tool, and highly recommend homeowners call 911 if illegal or dangerous discharge of fireworks is observed. The cap of \$1,000 that HOA members voted on in May has been reached. Therefore no more monies will be spent on researching something that we cannot control as it's such a grey area and as we are not a gated community, and the roads are not private, they are King County property.

BPA – The maintenance of scotch broom on the powerline trail. Bryan contacted BPA; they will be mowing the scotch broom in December. They want RHOA to spray it. Mark Doherty will get some bids so we know about what it will cost.

Fence staining: D3 lot 96 – James at ATC to send homeowner a letter stating that the stain used is not a transparent or clear stain.

Executive Session: Delinquencies & Compliance

Manager Report, 2015 Management Plan/Annual Calendar, and Rental Log: For Board reference.

Next Meeting: Wednesday November 11th, General Meeting at Druids Glen 6:30 PM in the Pavilion

Adjournment: Adjourned 8:10 pm

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

Wednesday November 11, 2015 Druids Glen

29925 207th Ave. SE

6:39 PM

MINUTES

Call to Order/Establish Quorum By Bryan Kelley @ 6:39 PM. No quorum

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

Presidents Message: Bryan started the meeting by acknowledging the Veterans at our meeting and sharing a moment of silence in their honor and appreciation.

Committee Reports

Landscape Report: Mark Doherty

Phase 2 irrigation fix in park is completed; this will help with overall irrigation expenses. We will have the schematics for the fix put online on our website. The projects next phase will be completed in 2016.

Maintenance Committee: Paul Welch

Paul reported that we are missing about 5 vinyl fence caps under the powerlines, he will get them replaced. Also 2 fence caps are missing on the trailhead at 196th Street. Those will also be replaced by STM Fence Company.

ACC Committee: Paul Welch

Paul advised homeowners to please be sure to talk to your neighbors about upcoming projects, and then check **YES** on the Request. Please also call or email per the form when the work is completed. This step saves ACC time so they don't have to drive around and see if it has been completed in the time allotted.

Treasurers Report: Paul Robbins

The reserves we have are the foundation for our association; the reserves are in good shape. Insurance rates have dropped \$200.00 and legal fees have also dropped as a result of judgements for our association and two problem houses have gone away. Our dues will remain the same which is good. Paul Robbins has been working with Jenny Allyn, she helped him transition into the position of treasurer.

We have received \$23,000 recouped from one house and pretty sure there will be \$28,000 from another house.

Presidents Report: Bryan Kelley

Fireworks for or against: The board per the homeowner's wishes spent the monies voted on to research fireworks. There was no clear indication as we are not a gated community and the roads belong to King County. The best prevention is being aware, knowing what is legal and illegal. If its illegal call 911 Use common sense and also pick up after. Be proactive vs. reactive.

Fencing is also a hot topic and the Board and ACC is looking for volunteers perhaps 3 to help research. Do we allow 3 rail fencing on non-horse lots and on greenbelt only? What about setbacks and colors of stains if any. There needs to be research to clarify these questions as a lot of the fencing in here is 25 years old. Please contact Paul Welch or Bryan Kelley if you are interested in helping.

Adjournment 7:35 PM