

**Remington Homeowner's Association**  
**Minutes for the Board of Directors' Meetings**  
**2018**

**Included are the Minutes for meetings held January through November.**

**No Board Meeting was held in February and August due to lack of available Board members.  
At the November Owners Budget Meeting, there was lack of quorum of owners present or by proxy  
to conduct business.  
The Board does not meet in December.**

REMINGTON HOMEOWNERS ASSOCIATION  
C/O AROUND THE CLOCK INC. CRMC  
716 WEST MEEEEKR STREET #101 KENT WA 98032

BOARD MINUTES  
JANUARY 10, 2018

PRESENT: Tony Nowacki, Paul Robbins, Billy Paquin, Shelley Gere, Paul Welch, Mark Daughtery,

Absent: Mark Rosenberger, Jenny Allyn

Minutes: October 2017 approved as written:

Mark Daughtery: Landscaping: NLS has started 1/1/18. Mark has done walk around with them to kick them off in a good direction on HOA expectations.

One of the entrance medians was torn up by a vehicle. HOA going to just let it sit until Spring time when the weather gets better and will discuss more about possible solutions to eliminate it.

Paul Welch: Playground area needs play chips. Motion made seconded and approved for cost up to 2k. If more than that, needs to bring bid back to board. Chips to be blown in March.

Pressure Washing: Underneath the power line 3 rail fences and back entrance fences. Paul W. to get a bid from NLS for approval.

Monuments: Paul W. to evaluate the monuments on pressure washing. Tony N. to contact masonry business for a quote.

Entry Light on 207<sup>th</sup>: Flood light has been repaired and replaced.

Financials:

HOA ended with a positive

Motion made seconded and approved to move excess funds from year end 2017 checking account to reserves.

Rules and Regulations: Tabled to February. Jenny Allyn has offered to work with Shelley Gere on the creation of them.

HOA Security: Board has discussed possible Security Patrol, BlockWatch and such. There will be further discussion of it in the future.

D3L30: Motion made seconded and approved to remove lien filing fees.

ACC Requests:

D3L104	Exterior Painting
D2L65	Tree Removal
D1L41	Exterior Painting
D2L07	Tree Removal
D3L104	New Roof

Missing Minutes: July, 2016 & October 2016 January 2017 and October 2017.

Spring Reminder Letter to go out towards the end of March.

D1L16: Motion made seconded and approved that a letter would be sent to them to ensure they disclose to any potential buyer that the hillside in the backyard cannot be excavated, all paving in the backyard must be removed since no ACC approval.

Hearing:

D1L47: Motion made seconded and approved to remove fines. Owner will move to a place that is not visible from the road.

Respectfully Submitted,

James Emory Tungsvik  
Association Manager

## **REMINGTON HOMEOWNERS' ASSOCIATION**

### **Board of Directors meeting 2/14/18**

The meeting was cancelled, due to the fact that the Property Manager, 1 of 3 Board members, and 3 of 5 Committee members would not be in attendance.

REMINGTON HOMEOWNERS ASSOCIATION  
C/O AROUND THE CLOCK INC. CRMC  
716 WEST MEEEEKR STREET #101 KENT WA 98032

## BOARD MINUTES

March 14, 2018

PRESENT: Tony Nowacki, Paul Robbins, Billy Paquin, Shelley Gere, Paul Welch, Jenny Allyn, Mark Daughtery and Mark Rosenberger

Absent:

Minutes: January 2018 approved as written:

Mark Daughtery: Landscaping: NLS has started 1/1/18.

NLS is giving Mark bid on 202<sup>nd</sup> PI roundabout.

NLS has planted first set of seasonal plants at monuments.

Mark received bid to replace grass that was torn up. Bid amount 335.00 + tax. Motion made seconded and approved on bid presented.

NLS presented a bid for back entry renovation. Bid is 1281.00 + tax. Motion made seconded and approved.

Mark Rosenberger: Annual Golf Tournament: Mark has completed flyer and will have it put on website and distribute door to door.

Jenny Allyn: Welcome Committee: Three new owners that have moved in. Jenny will be going to visit all 3 owners and welcome them to the HOA.

Paul Welch:

Bark King blew in 54 yds of playground chip on 3/9/18.

Tables/Benches in park need to be repainted.

Pressure Washing: Underneath the power line 3 rail fences and back entrance fences.

Monuments: Paul W. to evaluate the monuments on pressure washing.

Playground inspections: James to see if he can get a vendor that is licensed/bonded to provide this service.

Financials:

January and February 2018 Financials reviewed. No questions/Financials stand approved.

Shelley Gere:

Fencing on Convington/Sawyer Rd/West of 202<sup>nd</sup>. Billy to follow up with those owners and report back.

Rules and Regulations: Jenny Allyn and Shelley have set up a couple meetings to put the Policies and Procedures Manual together.

Solar Panels: Wait to address the issue until an owner want to install.

HOA Security: Board has discussed possible Security Patrol, Block Watch and such. There will be further discussion of it in the future.

D1L20: Project extension granted until 7/31/18 for shed construction/painting and house painting.

D3L73: House painting ACC application approved and owner did not complete within allotted time frame. Application has expired. Owner will need to resubmit a new application when they are ready to paint.

D2L34: Driveway to be completed by 4/8. Owner ACC and understand if not completed by deadline will need to submit a new ACC Application.

D1L16: Huge Shed will be left for new owner at time of sale. New owner needs to submit an ACC request form to bring it into compliance with roofing, painting.

ACC Form: Fax number to be changed to ATC fax number.

ACC Requests:

D3L106	Detached Garage
D1L017	Fence Replacement
D1L074	Detached Garage
D2L080	Tree Removal
D1L046	Fence
D2L030	Play Equipment

Missing Minutes: July, 2016 & October 2016 January 2017 and October 2017.

Spring Reminder Flyer: Flyer sent to ATC to mail out to all owners in 3<sup>rd</sup> week of March.

Respectfully Submitted,

James Emory Tungsvik  
Association Manager



REMINGTON HOMEOWNERS ASSOCIATION  
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## BOARD MINUTES

April 11, 2018

PRESENT: Paul Robbins, Billy Paquin, Shelley Gere, Paul Welch, Jenny Allyn, Mark Daughtery and Mark Rosenberger

Association Manager: James Emory Tungsvik with Around The Clock Inc., CRMC

Absent: Tony Nowacki

Minutes: March 2018 approved as written: Approved as written

Mark Doherty/Landscaping:

Turf repair in back entrance to be completed on 4/12/18

Turf repair to be completed on 202<sup>nd</sup> roundabout 4/12/18

Contact Bark King for bid on barking in association.

Possibly having Mark to contact NLS to have clean SE 295<sup>th</sup> Street strip that runs parallel to the BPA lines.

Mark Rosenberger/Annual Golf Tournament: Working with golf course. Nothing new to report at this time. Tournament will be first Sunday in October.

Jenny Allyn/Welcome Committee: 5 houses to visit, 3 more to go from the last round of sales.

Jenny Allyn/Neighborhood Night Out/Social Committee:

Will rent the bouncy house

Will order Pete's BBQ

Paul Welch to work on Committee with Jenny for beverages.

Paul Welch:

Tables/Benches in park need to be repainted. - Pending

Pressure Washing: Underneath the power line 3 rail fences and back entrance fences.

Monuments: Paul W. to contact a couple masonry companies for bids on repairs and possible light installation.

Playground inspections: James to secure company to inspect playground equipment.

Fill potholes by the park and 202<sup>nd</sup>. HOA to reimburse Welch for expenses.



Financials:

March financials were reviewed and stand approved.

Shelley Gere:

Fencing on Convington/Sawyer Rd/West of 202<sup>nd</sup>. Billy to follow up with those owners and report back.

Rules and Regulations: Jenny Allyn and Shelley have set up a couple meetings to put the Policies and Procedures Manual together.

HOA Security: Board has discussed possible Security Patrol, Block Watch and such. There will be further discussion of it in the future.

D1L20: Project extension granted until 7/31/18 for shed construction/painting and house painting.

D2L34: Driveway to be completed by 4/8. Owner ACC and understand if not completed by deadline will need to submit a new ACC Application.

D1L16: Huge Shed will be left for new owner at time of sale. New owner needs to submit an ACC request form to bring it into compliance with roofing, painting. Smaller shed going up hill is not made with the proper roofing material.

D1L74 Motion made seconded and approved that out building is denied. If owner chooses to submit new application, out building needs to be 1000 sq feet or smaller and must provide blue prints and/or detailed drawings to scale.

ACC Form: Fax number to be changed to ATC fax number. Done closed

ACC Requests:

D1L33	Tree Removal
D2L21	House Paint
D2L35	House Paint
D3L73	House Paint
D3L12	Tree Removal

Missing Minutes: July, 2016 & October 2016 January 2017.

Motion made seconded and approved that board acknowledges having meetings on the above dates, however, minutes were not taken. James to post place holders for those months on the website. Issue is closed.

Spring Reminder Flyer: Flyer sent to ATC to mail out to all owners in 3<sup>rd</sup> week of March.

Respectfully Submitted,

James Emory Tungsvik  
Association Manager

REMINGTON HOMEOWNERS ASSOCIATION  
C/O AROUND THE CLOCK INC. CRMC  
716 WEST MEEKER STREET #101 KENT WA 98032

ANNUAL MEETING MINUTES  
May 9, 2018

PRESENT: Paul Robbins, Billy Paquin and Tony Nowacki

Association Manager: James Emory Tungsvik with Around The Clock Inc., CRMC

Quorum Count: There were 20 lots represented in person or by proxy.  
There was not quorum to conduct the annual meeting. Next meeting will be scheduled in November 2018 for budget.

Board did a Q&A with members that were present.

Next regular scheduled board meeting is for June 20,2018

Respectfully Submitted,

James Emory Tungsvik  
Association Manager

REMINGTON HOMEOWNERS ASSOCIATION  
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BOARD MINUTES  
June 13, 2018

PRESENT: Paul Robbins, Billy Paquin, Shelley Gere, Paul Welch, Mark Doherty and Mark Rosenberger

Association Manager: James Emory Tungsvik with Around The Clock Inc., CRMC

Absent: Tony Nowacki, Jenny Allyn

Minutes: April 11, 2018 approved as written: Approved as written

Mark Doherty/Landscaping:

NLS put a new supervisor in place for Remington. To date, work has been inconsistent.

Owner complaints from the back of the association concerning the common area.

Storm pond at 202nd/Covington Sawyer entrance has been mowed.

Turf repair to be completed on 202<sup>nd</sup> roundabout 4/12/18 - Completed.

Contact Bark King for bid on barking in association to be delivered 6/25-26th

Double check valves need to be replaced. 3 of the 4

Mark Rosenberger/Annual Golf Tournament: Nothing new to report.

Jenny Allyn/Welcome Committee: No Report

Jenny Allyn/Neighborhood Night Out/Social Committee:

Will rent the bouncy house - Rented

Will order Pete's BBQ - Ordered

Paul Welch to work on Committee with Jenny for beverages.

Paul Welch:

Tables/Benches in park need to be repainted. - Pending

Pressure Washing: Underneath the power line 3 rail fences and back entrance fences. Pending

Playground inspections: James to secure company to inspect playground equipment. - Pending

Fill potholes by the park and 202<sup>nd</sup>. HOA to reimburse Welch for expenses.

Financials:

April and May financials were reviewed and stand approved.

Shelley Gere:

Fencing on Covington/Sawyer Rd/West of 202<sup>nd</sup>. Billy to follow up with those owners and report back.

Rules and Regulations: Jenny Allyn and Shelley have set up a couple meetings to put the Policies and Procedures Manual together. Pending – working on it.

BOARD ACTION:

Definition of Commercial vehicle policy

Covenant policy and due process policy need changes per legal

Parking of onscreen Recreational vehicles. Time amount to be visible.

D2L34: Driveway to be completed by 4/8. Owner ACC and understand if not completed by deadline will need to submit a new ACC Application.

D1L16: Shed will be left for new owner at time of sale. New owner needs to submit an ACC request form to bring it into compliance with roofing, painting. Smaller shed going up hill is not made with the proper roofing material.

ACC Requests:

D1L74	Outbuilding
D3L90	Tree Removal
D1L31	Fence/gate
D2L72	Outbuilding
D2L72	Tree Removal
D2L50	House Paint
D2L42	House Paint
D1L42	Roof
D1L30	Fence
D1L66	Roof
D1L45	Tree Removal
D1L61	House Paint
D2L16	House Paint
D3L72	House Paint
D3L83	House Paint
D2L69	House Paint
D2L38	Tree Removal
D3L29	Paint Front Door
D2L44	Tree Removal
D3L77	Fence
D2L22	Tree Removal
D3L39	Paint house

D3L39            Siding  
D2L14            Roof

New Directors: Motion made seconded and approved to appoint Cameron Plymale and Lisa Kramlich to the board of directors.

Cameron Plymale: Is appointed to head the ACC Committee.

Respectfully Submitted,

James Emory Tungsvik  
Association Manager

REMINGTON HOMEOWNERS ASSOCIATION  
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BOARD MINUTES  
July 11, 2018

PRESENT: Paul Robbins, Billy Paquin, Shelley Gere, Paul Welch, Mark Doherty, Cameron Plymale, Lisa Kramlich, Tony Nowacki and Jenny Allyn

Association Manager: James Emory Tungsvik with Around The Clock Inc., CRMC

Absent: Mark Rosenberger

Minutes: June 12, 2018 approved as written: Approved as written

Mark Doherty/Landscaping:

NLS put a new supervisor in place for Remington.

One timer/double check valve had to be replaced

Mark met with lead and believes things are going in the right direction as the work list per the contract is being followed.

Bark King has installed bark in common areas

Meridian curbs get moss around them. Mark to get bid from landscaping company on spraying them.

Mark Rosenberger/Annual Golf Tournament: Nothing new to report.

Jenny Allyn/Welcome Committee:

Closing on about 1 house a month with 4 houses listed for sale. Three to visit and welcome to Remington.

Jenny Allyn/Neighborhood Night Out/Social Committee:

Looking at cost of Porta potty

Will create flyer to send out to members.

Will start at 5:30 and run to 8:30pm

Will email Lama Lady.

Paul Welch to work on Committee with Jenny for beverages.

Paul Welch:

Tables/Benches picked up supplies/cost 400.00 work being completed.

Burn ban is in effect in district 44 which Remington is within.

Playground inspections: James to secure company to inspect playground equipment. - Pending

Financials:

July financials were not sent out yet. Will be reviewed and presented at the August Board Meeting.

Rules and Regulations: Jenny Allyn and Shelley have set up a couple meetings to put the Policies and Procedures Manual together. Pending – working on it.

BOARD ACTION:

Definition of Commercial vehicle policy

Covenant policy and due process policy need changes per legal

Parking of onscreen Recreational vehicles. Time amount to be visible.

Park Assumption of Risk Form: James to contact attorney to review based on

Project request and tree cutting forms are being updated. Paul W. and Shelley G. are working on them.

Roofing Material Samples:

D1L16: Shed will be left for new owner at time of sale. New owner needs to submit an ACC request form to bring it into compliance with roofing, painting. Smaller shed going up hill is not made with the proper roofing material. Board granted variance to end of August to complete.

ACC Requests:

D3L78	Tree Removal
D3L90	Tree Removal
D2L72	House/Out bldg Painting
D1L40	Houses Paint
D1L50	Roof
D3L107	Roof/Paint
D2L16	Pergola
D1L45	Roof
D1L28	Shed

Motion made seconded and approved the color Slate by mfg GAF Elk Line Gran Sequoia to be added to the approved roofing materials list. Shelley to update form and send to webmaster.

Motion made seconded and approved to appoint Robby Gonner to the ACC Committee.

Respectfully Submitted,

James Emory Tungsvik  
Association Manager



No Board meeting in August 2018.

REMINGTON HOMEOWNERS ASSOCIATION  
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716 WEST MEEER STREET #101 KENT WA 98032

BOARD MINUTES  
September 12, 2018

Meeting Called to Order at: 6:45pm

PRESENT: Paul Robbins, Billy Paquin, Mark Doherty, Lisa Kramlich and Jenny Allyn

Association Manager: James Emory Tungsvik with Around The Clock Inc., CRMC

Absent: Mark Rosenberger, Shelley Gere, Cameron Plymale, Tony Nowacki, Paul Welch and Roby Gonner.

Minutes: July 2018 approved as written: Approved as written

Mark Doherty/Landscaping:

Sprinkler system shut down/not blown out for winterization.

Back Entry plants survived due to some volunteers watering it since there is not a sprinkler system out there.

One timer/double check valve had to be replaced – Completed/closed.

Meridian curbs get moss around them. Have tried Moss be gone, didn't really work well so will try a couple other things.

Mark Rosenberger/Annual Golf Tournament Sunday October 7, 2018

Everything is pretty much set with Druids Glen

Board/Committee Members encouraged to play. Possibly forming a board team

Tournament sign was stolen.

Jenny Allyn>Welcome Committee:

5 new owners. Has visited 3 of the 5 new owners.

Jenny Allyn/Neighborhood Night Out/Social Committee:

NNO Night was a success.

Approximately 140 in attendance.

HOA will hold it again August of 2019

Big Thank You to Jenny Allyn and Paul Welch for facilitating everything.

Paul Welch:

Tables/Benches picked up supplies/cost 400.00 work being completed – Completed Closed.

Playground inspections: James to secure company to inspect playground equipment. – Pending

Financials:

July & August financials reviewed and approved as presented.

Subcommittee Budgets are due 10/1/18.

Rules and Regulations: Jenny Allyn and Shelley have set up a couple meetings to put the Policies and Procedures Manual together. Pending – working on it.

BOARD ACTION:

Definition of Commercial vehicle policy will based tonnage per the WAC code.

Covenant policy and due process policy need changes per legal

Parking of onscreen Recreational vehicles. Time amount to be visible.

Park Assumption of Risk Form: James to contact attorney to review based on

Project request and tree cutting forms are being updated. Paul W. and Shelley G. are working on them. Tabled.

Roofing Material Samples:

D1L16: Shed will be left for new owner at time of sale. New owner needs to submit an ACC request form to bring it into compliance with roofing, painting. Smaller shed going up hill is not made with the proper roofing material. Board granted variance to end of August to complete. – Issue Closed.

Motion made seconded and approved for the following slate of officers for remainder of year:

Billy Paquin – President

Cameron Plymale – Vice President

Lisa Kramlich – Secretary

Paul Robbins – Treasurer

Meeting adjourned at 8:00pm

Respectfully Submitted,

James Emory Tungsvik

Association Manager

REMINGTON HOMEOWNERS ASSOCIATION  
C/O AROUND THE CLOCK INC. CRMC  
716 WEST MEEEEKR STREET #101 KENT WA 98032

BOARD MINUTES  
October 10, 2018

Meeting Called to Order at: 6:30pm

PRESENT: Paul Robbins, Billy Paquin, Mark Doherty, Lisa Kramlich, Cameron Plymale, Paul Welch and Jenny Allyn

Association Manager: James Emory Tungsvik with Around The Clock Inc., CRMC

Absent: Mark Rosenberger, Shelley Gere and Robbie Gonner.

Minutes: September 2018 approved as written: Approved as written

Mark Doherty/Landscaping:

Proposal from Monarch to take out 6 dead arborvitaes at the monument. Quote is 250.00 + tax Bid approved. Mark to contact Monarch

Mark working with Monarch on 4<sup>th</sup> backflow that needs to be tested.

Mark Rosenberger/Annual Golf Tournament Sunday October 7, 2018

No new report

Jenny Allyn>Welcome Committee:

Some houses pending closing. Once closed she will go and welcome them.

Jenny Allyn/Neighborhood Night Out/Social Committee:

Will begin working on NNO beginning first quarter of the year.

Paul Welch: Maintenance Committee

Playground inspections: James to secure company to inspect playground equipment. – Pending  
Going to get a bid to pressure wash the white fence and roundabout at entry located at Covington Sawyer and 202<sup>nd</sup> Street

Financials:

Motion made seconded and approved to ratify the 2019 budget to present to the owners at the November Budget Meeting.

Rules and Regulations:

Shelley Gere has stepped down from this position.

Rules and Regulations booklet has been directed to be completed by ATC

BOARD ACTION:

Covenant policy and due process policy need changes per legal

Parking of onscreen Recreational vehicles. Time amount to be visible.

Park Assumption of Risk Management Form: James to contact attorney to review current form to ensure it covers all liability bases.

Hearing D2L32

Owner met with board of directors to discuss fines.

Motion made second and approved that as long as the pole and tarp structure is removed from the property within 30 days the fine will be suspended. Should the pole and tarp structure reappear on the property the HOA will activate the suspended fine and place future fines on the property for noncompliance.

Meeting adjourned at 7:41 pm

Respectfully Submitted,

James Emory Tungsvik  
Association Manager

REMINGTON HOMEOWNERS ASSOCIATION  
C/O AROUND THE CLOCK INC. CRMC  
716 WEST MEEEKR STREET #101 KENT WA 98032

ANNUAL BUDGET MEETING MINUTES  
November 14, 2018

Meeting Called to Order at: 6:30pm

PRESENT: Paul Robbins, Billy Paquin, Lisa Kramlich

Association Manager: James Emory Tungsvik with Around The Clock Inc., CRMC

Quorum Called: Quorum was called and there were not enough owners present to conduct business.

Board did a Q&A session with those members present answering any questions.

There will not be a secondary budget meeting called with the next owners meeting scheduled for June of 2019.

Respectfully Submitted,

James Emory Tungsvik  
Association Manager