

REMINGTON HOMEOWNERS' ASSOCIATION

Minutes

March 10, 2021

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

Absent: Sara Kennedy - Excused

Guest: John Anderson

MEETING CALLED TO ORDER AT: 6:36 pm

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

OLD BUSINESS:

Gravel update

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

COMMITTEE REPORTS:

Maintenance:

See attached Report.

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

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

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

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

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

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

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

Playground equipment could use a good power washing.

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

Motion passes.

Landscaping Report Continued:

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

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

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

ACC:

Processed Requests:

D3L104 Fence Approved
D2L009 Tree Removal Approved

Pending Requests:

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

Requests that are still with ACC:

D1L068 Tree Removal and Fence/Gate

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

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

TREASURER REPORT AS OF 3/31/2021:

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

MANAGER REPORT:

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

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

AWESOME!!

NEW BUSINESS:

Easter Parade: Easter Parade is cancelled due to COVID.

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

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

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

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

Meeting adjourned at 8:00pm

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

Respectfully submitted,
James Emory Tungsvik, MPM RMP
Association Manager

March 10, 2021

RHOA Board Meeting

RHOA Maintenance Committee Report for the Month of February

Submitted by: Mark Rosenberger

Inspections

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

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

Playground

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

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

200th PL SE Entrance

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

Spring Projects

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