

REMINGTON HOMEOWNERS' ASSOCIATION
MEETING MINUTES
January 12, 2022

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

Absent: Jane Knutson, Mark Doherty, Doug Morris

COMMITTEE REPORTS:

Welcome Committee/Jenny Allyn: Last new homeowner HOA aware of is 11/17.

NNO Night Jenny Allyn: NNO will be on August 2, 2022, this year. Starting to work on this. Looking at Games for children and young teens.

Maintenance Committee/Mark Rosenberger:

Holiday Lighting installed at the 207th Entrance/Looks AWESOME!

Note: If the RHOA would like to see similar lighting at the 202nd Entrance, electrical troubleshooting and repairs would be required to restore power to the electrical outlets inside the small monument towers. These outlets have been without power for several years. ACTION: Board requests Maintenance to research and bring back bid to accomplish request.

Contacted King County Stormwater Management Department and requested rocks to be placed on SE 304th St to prevent quads from entering the retention pond. King County responded immediately, and rocks were place within 48 hours.

Upcoming Projects:

Removal of Holiday Lighting

Monitoring will be the primary task until the arrival of Spring

- Inspections

- Responding to reported Homeowner maintenance observation

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

ACC Update/Shelley Gere:

D2L038 Tree Removal

D2L041 Tree Removal

D3L008 Fence Replacement

D1L015 Driveway add on

D1L065 Sauna addition

D3L093 Tree Removal

D1L064 Tree Removal

D3L094 Fence

D1L013 Tree Removal

D2L047 Asphalt add on

D2L047 Tree removal

Open Items:

D2L080 Tree Removal

D2L080 Landscaping

Landscaping Committee:

Mark Doherty is fully resigned from the committee effective 1/31/22.

Motion made seconded and approved to replace the other 3 irrigation sprinkler control panels at a cost of approx. 1k.

OLD BUSINESS:

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

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

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

NEW BUSINESS:

HOA Newsletter: Deanna Kitzke has volunteered to be chairperson of this committee and will reach out to Erin O'Brien concerning her ongoing involvement in publishing it for the association. Feb/March Action to include Newsletter article that Sarah and Paula submitted.

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

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

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

Section 4. Procedure.

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

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

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

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

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

Board went into executive session at 7:35pm

Board returned from executive session at 8:00pm

Motion was made seconded and approved to deny D2L016 for their request to have a two (2)-foot setback on the non-garage side of house.

Meeting adjourned at 8:01pm

Respectfully Submitted,

James Emory Tungsvik, MPM RMP
Association Manager