

REMINGTON HOMEOWNERS' ASSOCIATION

Minutes

April 14, 2021

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

Absent:

Guest: None present

MEETING CALLED TO ORDER AT: 6:36 pm

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

OLD BUSINESS:

Gravel update: Corinne sent a follow up email to King County on 4/14 for a couple additional questions.

Tree Solutions report: Trees along SE 295th Need to come up with a comprehensive plan for tree preservation. This is a long-term plan for Remington. Board to finish reading the comprehensive plan and will pick back up in May.

COMMITTEE REPORTS:

Maintenance:

See attached Report.

Playground Equipment: Committee will rent a pressure washing and lightly clean off all surfaces including benches, tabletops etc.

Invoice for playground chips has been paid with money being transferred out of reserve for payment as this is a reserve study item.

Welcome Committee: No update/Chair to provide any update in future email.

NNO: Waiting on if HOA will do a picnic/NNO with COVID.

Landscaping Committee: Plant Park Frontage 4/24/21 on SE 294th in front of the park. Bring gloves, shovels, masks etc and accomplish the goal. Committee will promote and follow COVID requirements.

Bids were precured by 3 vendors. Two were paper bids. Both bids was 900 + tax. If HOA wants wood removed it would be an additional 500.00 for removal. for group.

Motion made seconded and approved for HOA to sign contract with Ridgeline for the tree removal.

ACC:

Processed Requests:

D2L015 Fence	Approved
D1L011 Tree Removal	Approved
D1L060 Paint/House	Approved
D2L031 Garage Doors	Approved
D1L047 Fence	Approved

D1L068 Tree Removal Approved
D2L006 Fence Approved
D1L046 Fence Approved
D2L016 Roof Approved
D1L068 6ft fence/Gate Approved
D1L068 4 ft fence Denied
D1L019 Paint/House Approved
D1L065 Tree Removal Approved

Pending Requests:

D1L019 Paint/House
D1L065 Tree Removal

Landscaping: Motion made seconded and approved to have the Rules and Regulations committee to include a paragraph on landscaping ACC request form submission.

Druids Glenn: The course name will be the same, however, they do want to change the name of the restaurant Druid's has presented a new sign for association consideration of the name change. Board made comments concerning the sign and things to be taken into consideration.

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: 34,937.34
Reserves: 184,513.52
Total: 219,450.86
7 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:

Park Use Policy: When a homeowner requests the usage of the park for something other than a family gathering that there should be limit of guests using the park and time frame for usage. Policies and Procedures Committee will add a couple things to the current agreement that ties that in.

Gift Card for P. Robbins for 7 years of services: Motion made seconded and approved to give a thank you gift card. Amount to be 75.00 James to get.

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

Meeting adjourned to Executive Session at 8:30pm

Board came out of Executive Session at 8:48pm

D3L003: Motion made seconded and approved the gate must be removed within 30 day since it in noncompliance with the rules and regulations to the association.

D2L40: Motion made seconded and approved that owner pay 50% of cease-and-desist letter served for removal of trees on property without prior HOA permission.

Motion made seconded and approved that due to COVID restrictions the association will allow youth class graduation signs to be displayed from now until June 19th in which all signs need to be removed and when compliance letters will be issued. Sign must be professionally made, not attached to the house, and displayed properly.

Due to scheduling, there will be no May Board Meeting. Next Meeting will be June 9th @ 6:00pm which will be an all-owner's meeting. Board and Committee Chairs will be expected to give a report. Meeting will be held virtually.

Respectfully submitted,
James Emory Tungsvik, MPM RMP
Association Manager

April 14, 2021

**RHOA Board Meeting
RHOA Maintenance Committee Report for the Month of March
Submitted by: Mark Rosenberger**

Inspections

No new items discovered that are in need of immediate repair

Playground

Ridgeline has completed the tasks contained within their proposal for turning and top coating the playground area with new cedar chips. I inspected the work area, and recommend payment of the invoice once received.

The playground equipment could use a light pressure washing. Now that we have water near the playground, I am looking into renting a pressure washer from Home Depot to do the job. If anyone has a pressure washer that I could use, that would save the cost of a rental. The HOA could also purchase a unit for about \$500 and store it for annual usage.

Powerline Trail Head Gate Keys

The spare keys to the locks on the trail head gates were delivered to the Welcome Committee Chair. I retained two spare keys as a backup for emergency homeowner replacement.

200th PL SE Entrance

Now that King County has completed the regrading of the road shoulders throughout Remington, I would like to revisit the bid from Ridgeline on the placement of rocks at the 200th PL SE Entrance as was discussed at the March Meeting. Along with this, I would have Ridgeline remove the "makeshift" shoulder boulders (old sign post cement bases) that are currently in place to protect the shoulders.

Upcoming Projects

- Electrical evaluation and the goal of repairing the Monument Lighting at the 202nd Entrance
- Clean and Paint Remington monument signs.
- Clean and Paint Trailhead green metal locked gates.
- If any Board or Committee members identifies, or receives Homeowner inputs on maintenance items that I have not discovered, please contact me.

April 2021 RHOA Landscape Committee Monthly Report

- Storm Lake Growers delivered 400 plants for the Earth Day planting project at the park on 4/24. The plants will be brought to the park on that day and will be prepositioned for planting depending on volunteer turnout. Ridgeline will plant any left-over plants the next week.
- Jane received two proposals from three tree services to remove six failing trees in the park. The proposals include the cost for removal and branch chipping with the option to leave the trunk rounds as firewood for the public
- Requested a proposal from Bark King to blow in medium bark mulch in all common areas and the park frontage planting bed scheduled for mid-May.
- The new weather-based irrigation controller will be installed in the park in late April.