

REMINGTON HOMEOWNERS' ASSOCIATION

SEPTEMBER 14, 2022

MEETING MINUTES

Meeting opened at 7:00pm

Present: Sarah Kennedy, Corinne Wanits, Jenny Allyn, Lisa Kramlich and James Emory Tungsvik from ATC

Absent: Doug Morris – excused, Mark Rosenberger – excused, Paul Welch - excused

Minutes: Minutes to July 2022 – Motion made seconded and approved as presented.
Minutes August 2022, tabled

Welcome Committee – Jenny Allyn: Nothing new to report. Going to start live visits.

NNO Committee – Jenny Allyn:

- Event did run over budget due to food costs. Will look at an increase for the 2023-line item since each year more families in Remington are attending.

Newsletter Committee – No Report/Need Chairperson

- HOA is looking for a chairperson for this function.
- **Monthly Board Meetings:** Board Meetings will stay remote except for the June Owners Meeting and the November Budget Meeting of the members. Board instructed James to contact counsel with a couple questions concerning this issue.

Maintenance Committee – Mark Rosenberger

- Motion made seconded and approved to replace/repair mailbox stand on SE 300th St.
- The two mailbox stands on SE 290th PL that were replaced were inspected after the final invoice was received.
- Two park swings were replaced.
- The bollards at the vehicle entrance point to the park were cleaned and repainted.
- Electrical modifications to the monuments at the 202nd entrance has started with the help of Brian Boyd. After installation is complete on both monuments, holiday lighting will be available during the month of December.

- Monitoring and responding to reported Homeowner maintenance observations.
- The replacement installation of two mailbox stands, #15 and #17 on SE 290th PL has been established for July 27-29. In May, Homeowners were provided three options regarding their mailboxes. Of the 11 Homeowners association received 5 responses. Installation letter was prepared to notify the Homeowners of the date for review by the board with ATC sending out.
- All six BPA trail gates were sanded, cleaned, and repainted.
- Park picnic tables and benches were pressure washed and will be repainted by the end of July.
- Park playground equipment was pressure washed.
- Soccer nets on the goals at the park were inspected. Some of the plastic zip ties attaching the net are missing. Additional zip ties will be purchased and installed where needed.
- The outward facing side of the fencing at the 202nd and 207th entrances were pressure washed. Next year both sides of all the fencing will be pressure washed.
- The moss along the islands throughout Remington was treated with a moss killer. Next year after treatment, the mossy areas will also be pressure washed.

Upcoming Projects:

- Replace Dawn/Dust sensor for the Remington sign spotlights at the 202nd entrance.
- Trouble-shoot the monument electrical system at the 202nd entrance.
- Bid options from Ridgeline to kill and remove the moss along the three entrance islands were received and evaluated. The decision was to only kill the moss this year. Next year the area will also be pressure washed. Ridgeline was notified of which option was selected.

Druids Glen: Doug Morris – The date for members' appreciation day will be Saturday, October 22nd. Druids will have this posted on their website soon. We may also want to have it included in our newsletter so the rest of the residents can see it as well.

Architectural Control Committee – Paul Welch

- Paul Welch volunteered to be the ACC database person and joined the Committee at the May General Meeting.

Approved:

D1L075 Tree Cutting

D1L075 Driveway Expansion

D3L067 Driveway Addition

D3L067 Back Porch Cover

Denied: None

Pending:

D3L092 3 Rail Fence Replacement

D1L073 House Paint (Board sent email to owner on 7/13/22 for follow up action)

D3L023 House Paint

D2L016 House Paint

D3L093 Fence Replacement

Landscaping Committee – Corinne Wanits

- Ridgeline Completed the chemical spray along SE 295th St.
- Committee still needs a chairperson.

Policy and Procedures Committee – Corinne Wanits.

Motion was made seconded and approved to adopt the sign policy.

D2L076: Due to the extreme nature of the violations and complaints from received from owners in the community a motion was made seconded and approved to send to legal for outstanding compliance issues.

D3L030 Motion made seconded and approved that if lot owner complies with removing all white paint from fence and has it stained properly with an approved ACC Request by August 31, 2022 applicable fines will be reconsidered at that time.

Meeting Adjourned at 8:30pm

Respectfully submitted

James Emory Tungsvik, MPM RMP
Association Manager