

Remington Homeowner's Association
Minutes for the Board of Directors' Meetings
2019

Included are the Minutes for meetings held January through November.

February's meeting was cancelled, due to snow.

May's Homeowner's Meeting did not produce a quorum, so Q/A session was held, instead.

July's meeting was cancelled, due to falling on July 4.

August's meeting was cancelled, due to unavailability of Property Manager.

November's Budget Meeting did not produce a quorum, so Q/A session was held, instead.

The Board does not meet in December.

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

BOARD MINUTES
January 9, 2019

Meeting Called to Order at: 6:30pm

PRESENT: Paul Robbins, Billy Paquin, Mark Rosenberger, Shelley Gere, Lisa Kramlich, Cameron Plymale

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

Absent: Mark Daughtery, Paul Welch and Jenny Allyn.

Guest: Sarah Kennedy

Minutes: October 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. Completed/Closed

Mark working with Monarch on 4th backflow that needs to be tested. Completed/Closed

Mark Rosenberger: No new Report

Mark R. submitted a letter for board review concerning changes to Remington/Druids Glen contract.

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

All over trail gate signs have been replaced.

Park Signs will be replaced by end of January.

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 202nd Street Completed/Closed.

ACC: Committee Report: D1L43 Requested a hearing concerning a gate installment for his side yard that was denied by the ACC Committee. Owner was a no show. Motion made seconded and approved to support the denial of request from homeowner.

Financials: No Report/December hadn't been at time of distribution.

Rules and Regulations:

Rules and Regulations booklet has been directed to be completed by ATC: James/Jenny to complete review to send to the board prior to the February Board Meeting.

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.

Approved ACC Requests:

D2L32 Satellite Dish

D1L43 Gate

D1L15 Tree Removal

D2L80 Fence Repair

D2L80 Shed

D1L26 Grown Lawn to road

Newsletter: Sarah Kennedy has volunteered to pick up doing the Remington newsletter.

Board adjourned to executive session at 7:23pm

Board came out of executive session at 7:44pm

Motion made the ownership of the golf course to submit in writing to the management company any proposed changes to the original contract between Remington and Druids Glen. Motion seconded and approved.

Action: Billy to send James all contact information concerning Remington/Druids Glen Contract.

Meeting adjourned at 8:03 pm

Respectfully Submitted,

James Emory Tungsvik
Association Manager

Remington Homeowners Association

Board Meeting February 13, 2019

The February Board meeting was cancelled, due to snow-related safety concerns.

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

BOARD MINUTES
March 13, 2019

Meeting Called to Order at: 6:30pm

PRESENT: Paul Robbins, Billy Paquin, Shelley Gere, Lisa Kramlich, Cameron Plymale, Paul Welch, Mark Doherty, Jenny Allyn, Sarah Kennedy

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

Absent: Mark Rosenberger

Oath of Office: Oath was presented with all board and committee members signing it.

Minutes: January 2019 approved with correction showing D1L43 is removed from approved ACC requests.

Mark Doherty/Landscaping:

Spring/Summer annual rotation for monument flowers was approved. Cost remained the same as 2018

Mark Rosenberger/HOA annual golf tournament

Working on establishing a date for the 2019 tournament.

Jenny Allyn/Welcome Committee:

One Sale in December, One Sale in January. Jenny will welcome them to the community.

Jenny Allyn/Neighborhood Night Out/Social Committee:

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

Will order bouncy house.

Paul Welch: Maintenance Committee

The Park Signs usage requirements are being replaced. There are 5 of them. Cost of replacement is 165.00 per sign.

Monument Repair: Will be obtaining bids on both monuments.

Islands/Entry: Will be obtaining bids for moss treatment.

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

Financials: January and February 2019 financials reviewed and approved.

Quarterly Newsletter: Motion made seconded and approved that quarterly newsletter will be mailed to all owners.

Annual Spring Cleaning Memo to Owners: Motion made seconded and approved to mail to owners.

Rules and Regulations:

Rules and Regulations booklet has been directed to be completed by ATC: James/Jenny to complete review to send to the board prior to the February Board Meeting.

PENDING BOARD ACTIONS:

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.

Approved ACC Requests:

D3L16 Tree removal

D3L29 Fence replacement

D2L35 Tree Removal

D3L13 Fence replacement and repair

D3L38 Patio Cover

D3L44 Roof

D2L69 Tree removal

D1L30: Owner submitted ACC application fence work. Application has expired due to owner not completing. Owner will need to resubmit a new application when are ready to proceed with project.

Newsletter: Sarah Kennedy has volunteered to pick up doing the Remington newsletter. Motion made seconded and approved to appoint Sarah as the newsletter chairperson.

Board adjourned to executive session at 7:48 pm

Board came out of executive session at 8:33 pm

D1L43: Motion made seconded and approved for gate installation. Paul to notify owner.

Meeting adjourned at 8:03 pm

Respectfully Submitted,
James Emory Tungsvik
Association Manager

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BOARD MINUTES
April 4, 2019

Meeting Called to Order at: 6:30pm

PRESENT: Paul Robbins, Billy Paquin, Shelley Gere, Lisa Kramlich, Cameron Plymale, Jenny Allyn, Sarah Kennedy, Mark Doherty

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

Absent: Mark Rosenberger, Paul Welch

Minutes: March minutes tabled to June Board Meeting.

Mark Doherty/Landscaping:

Spring installation was completed, however, 207th entrance missed. Landscaping company contacted and they were installed.

One irrigation meter is locked. Mark working with Monarch to have it unlocked and will monitor sprinkler controls once system is in full swing for Summer.

Mark Rosenberger/HOA annual golf tournament

Working on establishing a date for the 2019 tournament.

Jenny Allyn/Welcome Committee:

Currently 3 houses for sale. 1 new owner to welcome

Jenny Allyn/Neighborhood Night Out/Social Committee:

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

Will order bouncy house.

Jenny Allyn: Crime Prevention

Jenny is in contact with Kathy Morrison to reactivate yahoo group for crim watch.

Sarah Kennedy will include crime prevention and link address in next newsletter.

This is a safe way to communicate to all owners since it is a closed group and ownership is monitored.

Paul Welch: Maintenance Committee

The Park Signs usage requirements have been replaced and invoice paid.

Monument Repair: Still working on bids.

Islands/Entry: Will be obtaining bids for moss treatment.

Playground inspections: James to secure company to inspect playground equipment. – Pending
Getting bids to have moss out applied to road edge and island curbing

Financials: March tabled. Package has not been sent out yet.

Jenny Allyn Rules and Regulations:

Rules and Regulations booklet has been directed to be completed by ATC: James/Jenny

Draft Rules passed out to board members for review prior to June Board meeting.

June board meeting will be any changes and update for board to ratify and adopt to disburse to owners.

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.

Approved ACC Requests:

D3L34 Tree removal

D3L35 Fence replacement

D1L43 Privacy gate

D3L12 Fence Replacement

D1L43 House painting

D2L32 Roof replacement

D1L60 Tree removal

D1L28 Tree removal

Motion made seconded and approved to appoint Sarah Kennedy to the board of directors.

Motion made seconded and approved for James to purchase Starbucks cards for the 50 cards at 5.00 each.

City of Covington water is working with PSE to take direct billing from the individual owner water bill and put it on the HOA's PSE bill. RHOA has declined to agree to this and wish that owners remain individually billed for the street light poles.

Meeting adjourned at 7:49 pm

Respectfully Submitted,
James Emory Tungsvik
Association Manager

Remington Homeowners Association

Annual General Homeowner's Meeting

May 1, 2019

Due to lack of quorum of owners a meeting was not conducted.
The Board instead did a question and answer period for those owners in attendance.

**REMINGTON HOMEOWNERS ASSOCIATION
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**BOARD MINUTES
June 6, 2019**

Meeting Called to Order at: 6:30pm

PRESENT: Paul Robbins, Billy Paquin, Shelley Gere, Lisa Kramlich, Jenny Allyn, Sarah Kennedy, Mark Doherty, Paul Welch

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

Absent:

Resignations were accepted on:

Cameron Plymale – Board of Directors

Mark Rosenberger – Druid's Glenn Committee Chair

Minutes: March and April minutes approved as written

May Annual Meeting was held with no quorum. Board did Q&A with owner's present.

ATT Contract:

Lisa to contact outside source.

Sarah will chair this and report to the board.

Board will engage legal and other necessary entities for association to make a determination if there is a benefit to Remington.

Mark Doherty/Landscaping:

Summer installation of flowers installed.

Last two backflows to be completed by end of month. Will check with NLS/Monarch
HOA retention pond(s) will be cut back by 4th of July.

Druids Glenn Committee

Chairperson Position vacant

Will be looking for volunteer to chair this position if there is an interest.

Jenny Allyn/Welcome Committee:

Currently 4 houses sold since 1/1. 3 of the neighbors have been welcomed.

Jenny Allyn/Neighborhood Night Out/Social Committee:

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

HOA will no longer have bouncy house due to insurance risk to policy.

Food will come from BBQ Pete's. Jenny to order

Jenny to create flyer and send out a week to ten days prior to event.

Jenny Allyn: Crime Prevention

Jenny is in contact with Kathy Gendreau concerning yahoo group for crime watch.

Sarah Kennedy will include crime prevention and link address in next newsletter.

This is a safe way to communicate to all owners since it is a closed group and ownership is monitored.

Paul Welch: Maintenance Committee

Monument repairs completed by M&M Masonry. Great Job. Very happy with their work.

Moss out application by NLS still in process

We need shoulder re-graveled on 202nd. The pavement is breaking off due to insufficient support from shoulder. Billy to chair and put committee together.

New weather centric website link on HOA homepage. Maybe list on next newsletter.

www.remingtonweather.com/template/indexdesktop.php

Mailbox Stands: There is one that needs to be repaired and one to completely replaced. Work order has been called into STM Construction. Approx. cost is 1400.00 + tax

Financials: March and April were reviewed and accepted as presented.

Jenny Allyn Rules and Regulations:

Rules and Regulations booklet has been directed to be completed by ATC: James/Jenny

Draft Rules passed out to board members for review prior to August Board meeting.

August board meeting will be any changes and update for board to ratify and adopt to disburse to owners.

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.

Playground Equipment: Was inspected by outside playground equipment company. There were no issues that needed to be addressed/repaired or corrected.

Approved ACC Requests:

D1L43 House paint

D2L80 Tree removal
D2L64 Dish mast screening
D3L45 Roof
D1L26 Tree Removal
D3L50 Tree Removal
D2L27 House Paint
D3L16 Roof
D1L46 Tree removal
D1L46 Fence
D3L105 Tree removal
D1L03 Roof
D3L87 Roof/Patio cover

Denied ACC Applications:

D1L46 Fence
D1L46 Tree removal
D2L32 Outbuilding

D1L46: Needs email that his driveway expansion request expired May 2nd and he can resubmit a new request form. Russell

Hearings:

D1L25: Gravel Strip Restoration – Owner believes he should not have to reinstall his gravel strip due to his lot not being on a county road, however, it being on an easement. After observation of the plat maps the association's position is the East entrance of his driveway going East does require a gravel strip and going West from the East driveway entrance is on Tract B.

D1L41: Gravel Strip Restoration: Owner has received 3 notices with a 500.00 fine. Motion made seconded and approved that gravel strip is in compliance and fine can be removed.

Meeting adjourned at 7:49 pm

Respectfully Submitted,
James Emory Tungsvik
Association Manager

Remington Homeowners Association

Board Meeting July, 2019

The July Board meeting was not held, due to its falling on the 4th of July.

Remington Homeowners Association

Board Meeting August 1, 2019

The August Board meeting was cancelled, due to the fact that the Property Manager could not attend.

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**BOARD MINUTES
September 5, 2019**

Meeting Called to Order at: 6:30pm

PRESENT: Paul Robbins, Billy Paquin, Shelley Gere, Lisa Kramlich, Sarah Kennedy, Mark Doherty, Paul Welch

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

Absent: Jenny Allyn

Minutes: June 2019 Approved as written.

ATT Contract:

Pending

HOA is in the selection process. Selection should be made by end of October if Remington is selected.

Mark Doherty/Landscaping:

HOA is accepting bids for landscaping on the association. Bids have been reviewed.

Chair to bring recommendation for approval at the October board meeting.

Small repairs made to the irrigation system.

Druids Glenn Committee

Chairperson Position vacant

Will be looking for volunteer to chair this position if there is an interest.

Jenny Allyn/Welcome Committee:

Tabled

Jenny Allyn/Neighborhood Night Out/Social Committee:

Tabled

Newsletter: Chair to have fall newsletter completed by October Board Meeting.

Jenny Allyn: Crime Prevention
Tabled

Paul Welch: Maintenance Committee

Monument lights 202/207th being changed from pressure sodium light to LED fixtures. M. Rosenberger will be assisting with this task.

New park regulation signs that were installed a few months ago are delaminating from the aluminum backing plate. Chair is working with vendor to have this corrected.

Line item in budget for this committee to remain the same as 2019 budget for 2020.

Mailbox Stands: There is one that needs to be repaired and one to completely replaced. Work order has been called into STM Construction. Approx. cost is 1400.00 + tax. Pending/Paul R. to follow up.

Financials: July and August were reviewed and accepted as presented.

Jenny Allyn Rules and Regulations: Tabled

Rules and Regulations booklet has been directed to be completed by ATC: James/Jenny

Draft Rules passed out to board members for review prior to August Board meeting.

August board meeting will be any changes and update for board to ratify and adopt to disburse to owners.

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.

Playground Equipment: Was inspected by outside playground equipment company. There were no issues that needed to be addressed/repaired or corrected.

Approved ACC Requests:

D1L71 Raised landscaping beds

D3L12 Tree removal

D2L64 Dish mast screening

D3L59 Shed

D1L64 Paint

D1L74 Shed

D3L41 Roof

D1L34 Roof

D3L72 Fence

D3L87 Paint

Approved ACC Requests cont.

D2L80 Tree removal

D3L85 Roof

D1L31 Kennel screen

D1L27 Paint

D1L39 Tree removal

D2L43 Fence

D2L67 Tree removal

D2L45 Tree removal

D1L63 Tree removal

D1L21 Tree removal

D1L28 Roof

Denied ACC Applications:

None for June/July and August

D1L46: Needs email that his driveway expansion request expired May 2nd and he can resubmit a new request form. Russell

Hearings:

D1L009: Gravel Strip Restoration – Board reaffirms email to owner 5/22/19 fine is suspended for 12 months baring no further compliance issues to the same article and section.

Meeting adjourned at 7:49 pm

Respectfully Submitted,
James Emory Tungsvik
Association Manager

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**BOARD MINUTES
October 3, 2019**

Meeting Called to Order at: 6:30pm

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

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

Absent: Shelley Gere

Minutes: September 2019 Approved as written.

ATT Contract:

Email from ATT. ATT contact was switched and introduction has been made to new ATT contact

Pending

Mark Doherty/Landscaping:

James sent notice of termination to NLS/Monarch to terminate 10/31/19

Motion made seconded and approved via email to hire Ridgeline Landscaping Services.

Druids Glenn Committee

Chairperson Position vacant

Will be looking for volunteer to chair this position if there is an interest.

Jenny Allyn/Welcome Committee:

Motion made seconded and approved to add Kate Sorge to this committee to co-chair with Jenny Allyn.

Jenny Allyn/Neighborhood Night Out/Social Committee:

Great Turnout, lots of owners presents.

Approx. 135 owners plus children present

Newsletter: Possible year end newsletter to all owners.

Jenny Allyn: Crime Prevention
No new report.

Paul Welch: Maintenance Committee
Monument lights: Committee to look at pole lights that are at monuments.
Mailbox Stands: Stand has been replaced.

Financials: September approved as presented.
2020 budget ratified as presented.

Jenny Allyn Rules and Regulations: Tabled
Rules and Regulations booklet has been directed to be completed by ATC: James/Jenny
Draft Rules passed out to board members for review prior to August Board meeting.
Covenant policy and due process policy need changes per legal
Parking of onscreen Recreational vehicles. Time amount to be visible.

Approved ACC Requests:
D2L32 Tree removal
D2L68 Tree Removal
D3L16 House paint
D2L32 Outbuilding and fence
D1L03 Tree removal
D1L29 Satellite dish
D2L14 Screen
D2L46 Tree removal

Denied ACC Applications:
September/October

Meeting adjourned at 7:45 pm

Respectfully Submitted,
James Emory Tungsvik
Association Manager

**REMINGTON HOMEOWNERS ASSOCIATION
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**OWNERS ANNUAL BUDGET MEETING MINUTES
November 6, 2019**

Meeting Called to Order at: 6:30pm

Quorum: Not achieved.

Due to lack of quorum of owners a meeting was not conducted. The board instead did a question and answer period for those owners in attendance.

Respectfully Submitted,
James Emory Tungsvik
Association Manager