

Innis Arden Bulletin

INNIS ARDEN CLUB, INC. P.O. BOX 77738 SEATTLE, WA 98177-0738 JUNE, 2005

On the Web at: www.innisarden.com

Board Members

- Mike Jacobs- President
- David Fosmire- Vice President
- R.L. Smith- Treasurer
- Carol Solle- Activities
- Maggie Taber- Reserves
- Al Wagar- Buildings & Remodels
- Harley O'Neil- Clubhouse
- Brian Dodd- Grounds
- Mark Smith- Secretary

COVENANT AMENDMENT SIGNATURE DRIVE



The drive is under-way to gather enough signatures to amend the covenants. You can help with this important effort. Use the enclosed covenant

amendment form to eliminate the invalid and offensive racial covenant. You can even call one of our roving volunteer notaries today! See page 6 for more details and to send in your amendment form.



Its not too late to join the Summer Junior Tennis Fun !



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Even though lessons have started, you can still get in on the fun!

There are lessons twice a week for juniors age 6 -17, which runs for six weeks from late June to early August. In addition, we will have two junior tennis teams. For competition level players (12 years and older) instruction is on Wednesday afternoons by Sean Kelly. He is returning as the head coach for our tennis program this summer. Sean is a certified USTA tennis pro with experience conducting lessons for players of all ages, as well as coaching at local high schools. Justin Michelson will lead the 6 to 11 year old competition team and assist with team organization.

2005 INNIS ARDEN JUNIOR TENNIS

Girls and Boys Ages 6-17

June 27 - August 8

End of session party August 3rd, 7pm No classes July 4

For information, please contact **Joyce Michelson** at (206) 546-2722 or via email j.michelson@verizon.net .

TENNIS TEAM - All competition level players (12 years and older) are urged to join the team, which plays matches on **Wednesday** afternoons. We will be in the North End Junior Tennis League. Players are encouraged to sign up for lessons as well as for the team, but they are separate activities.

JULY BOARD MEETING AGENDA

7:00 PM, Tuesday, July 12, 2005

1. Approve minutes
2. Committee Reports
 - A. Treasurer
 - B. President/Vice President
 - C. Secretary
 - D. Building and Remodels
Larsen- 17721 14th NW-Enclose porch
 - E. Activities
 - F. Grounds
 - G. Clubhouse
 - H. Reserves
3. Board Agenda
 - Review and discuss current lawsuits against the Board and the Club
3. Community Comments

Input Deadline for Next Bulletin Saturday, July 16

(no anonymous items)
Mark Smith, 546-9353
marksmith@seanet.com
1414 NW 186th St.

Reminder for Remodels



If you plan on changing or adding any structure on your property (deck, garden shed, patio, remodel/addition) contact the Building and Remodels chair **Al Wagar** at (206) 546-8251. This is your responsibility and obligation as a member of a covenanted community!

Do you have any new neighbors?

If so, please contact the Hospitality Committee so they can deliver a welcome packet. The hospitality committee members are:

Jan Holbrook 546-3524
Jeri Jacobsen 542-7373
Shelley Watson 542-4369

Condolences

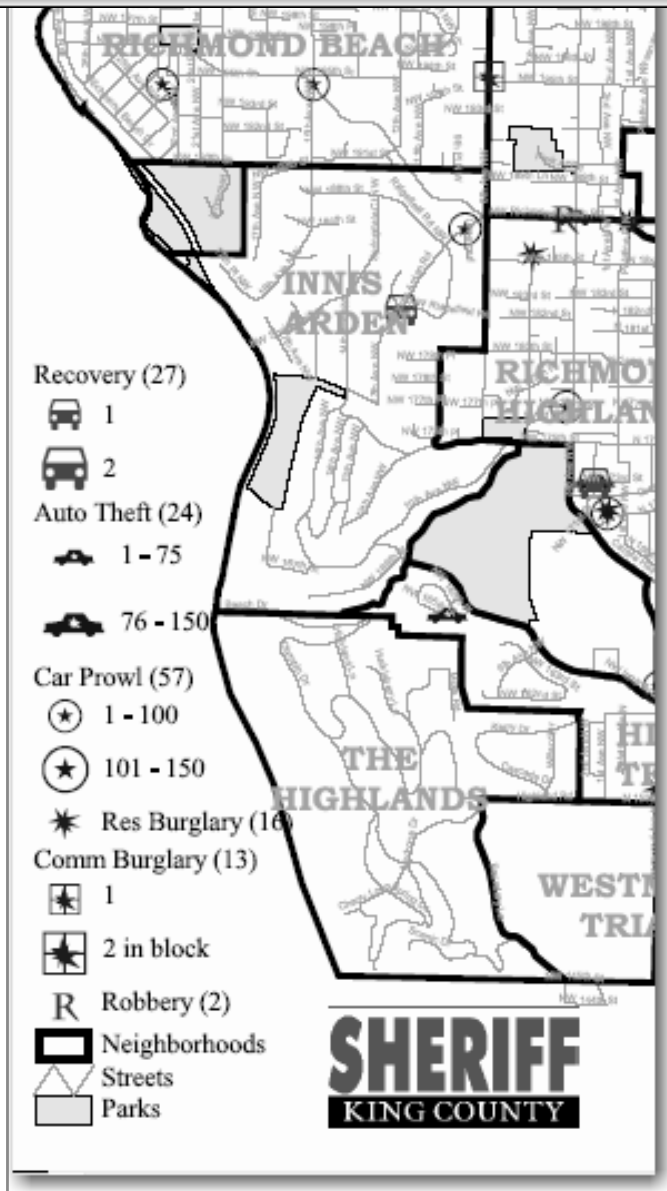
Betty Berreth

Passed away May 29th in Shoreline, Wa.

She was born May 4, 1926 in Globe, AZ. Betty graduated from Bremerton High School in 1944 and went on to Central Washington State College where she graduated in 1948 with a major in English and a minor in music. She met Daniel B. Berreth at college and they were married September 12, 1948. Betty earned her Master of Education in the early 70's at Seattle Pacific University. In addition to running the Innis Arden Preschool, Betty taught at the Pacific Science Center, Genesis House, King Co. Public Library and kindergarten in the Seattle School District. She was an avid reader, outdoor enthusiast, gardener and to keep up with her four sons she obtained her motorcycle endorsement on her driver's license. Betty has been a loving wife, mother, grandmother, great grandmother and friend. She is survived by her husband of 56 years Daniel B. Berreth, four sons Bruce, Bob, Bryan and Brad, 13 grandchildren and one great granddaughter. She will be fondly remembered for her selfless devotion to family, friends and her students. A memorial service for Betty was held Monday, June 6th at Evergreen-Washelli Funeral Home.

Area Crime Map
April 2005

Created by Centralized Crime Analyst Kasey Research, Planning & Information Services for Shoreline Police on April 12, 2005



Please report criminal activity to police at 911 (emergency) or 296-3311 (non-emergency) as well as to your Block watch captain.



Block Watch Captains

- ◆ Innis Arden I—Brian Branagan 546-6773
- ◆ Innis Arden II—Shelley Watson 542-4369
- ◆ Innis Arden III—Judy Allen 542-3219

If you don't know what Innis Arden subdivision you live in, refer to the address label of this Bulletin. In the upper left corner, subdivision, block and lot numbers are printed.

Please keep your homes and cars locked. Be on the alert for suspicious vehicles. Report criminal activity to police at 911 (emergency) or 296-3311 (non-emergency) and your block watch chair.



Crime maps are available on the Shoreline City Website at <http://www.cityofshoreline.com/cityhall/departments/police/info/index.cfm>.

You can contact the Shoreline City Police for more information or for tips to prevent crime.

Shoreline Police Neighborhood Center

Westside Center
 624 Richmond Beach Rd.
 (206) 546-3636

COMMUNITY NOTICES FROM THE BOARD

Tennis Court Keys

Tennis court keys may be purchased for \$10 from Jan Holbrook.

Covenant Compliance Hearings Scheduled

July 13th, 7:00pm at the IA Clubhouse. This meeting is open to Innis Arden residents only. Scheduled Petitions to be heard:

- ◆ Salvino and Ward v. Burman—Tree Height

Amendment compliance.

- ◆ Hollinrake v Ulrickson—Tree Height Amendment compliance
- ◆ Rasch and Hollinrake v. Smith- Tree Height Amendment compliance

INNIS ARDEN BOARD MEETING MINUTES

**June 21, 2005
BOARD MEETING MINUTES**

Carol Solle excused

Meeting started at 7:05 PM
Minutes Approval- Minutes were unanimously approved.

COMMITTEE REPORTS

A. PRESIDENT

Mike Jacobs

Litigation - Mike discussed the lawsuit filed on May 17th by certain residents, including Paul and Sandra Blauert, Elaine and Robert Phelps, Richard and Nancy Rust, and Wayne and Marilyn Cottingham against the Club, Board Members Mike Jacobs and his wife, Phyllis, David Fosmire, and his wife, Shelly Watson, Maggie Taber and her husband, Kelly, the Club's attorneys, Peter Eglick and Kris Sundberg, and their wives, the Club's property management firm, Cole Property Management, Inc. and Russell Cole and his wife, and John Hollinrake and his wife, Elizabeth.

The suit was styled as a class action and shareholder derivative suit whereby the plaintiffs were seeking damages for breach of fiduciary duty, unlawful adoption of the mandatory dues and refund of the same, mispending of dues, timber waste and trespass in the Reserves, legal malpractice, and other misdeeds. The Plaintiffs additionally sought a temporary restraining order prohibiting the Club from im-

posing fines, holding hearings regarding alleged covenant violations, and cutting trees in the Reserves. A hearing was held in Superior Court on May 17th. The Court Commissioner set the matter over for hearing on Friday, May 19th. On May 18th, the Plaintiffs withdrew the lawsuit; however, the Club incurred considerable attorney's fees preparing for the restraining order hearing. The Club then filed a motion seeking attorney's fees and costs and for sanctions under Civil Rule 11. The Club might be willing to extend an offer to the Plaintiffs whereby the Club would dismiss its motion for attorney's fees and costs if the Plaintiffs would agree to re-file the lawsuit against the Club only and seek decisions on the governance issues raised in the May 17th suit. The parties would then have a court decision that might settle the disputes that have been ongoing in Innis Arden for many years.

An easement for the Burman property was granted by the Board after review. The Board does not feel that the approval establishes a precedent for easements since the Burman case is unique.

Racial covenant removal- The covenant was judicially invalidated but remains on the books. The current effort to secure enough signatures to remove the text from Innis Arden I, II and III covenants continues.

The Board intends to meet in

executive session to discuss legal matters.

B. VICE PRESIDENT-

Dave Fosmire

Dave contracted with Raedeke and Associates for a Board approved drainage study of Blue Heron.

The Board received notice from City that a tree had fallen onto Innis Arden Drive onto the South-bound lane. Dave suggested a re-evaluation of the Hazardous trees in the reserves and said the last invoiced cost was less than \$3,000. The survey will be limited to areas like Roads and shareholder yards. Al suggested that we might need to survey only trees in certain locations with a 'Tree Risk Assessment'. Dave will obtain estimates for the survey for Board approval.

C. TREASURER

R.L. Smith

Dues reminders were mailed to shareholders earlier this month.

We are applying to a 3rd company for an insurance policy to cover serving alcohol at the club.

Financial Reserve audit request: RL moved to authorize a Reserve audit costing approximately \$2,000 to \$2,500 dollars, which covers the clubhouse and grounds. The motion was approved unanimously. Questions were posed that questioned if the grounds are actually a Reserve ('F') and what assets are saleable and what assets are not saleable.

ACCOUNTS: 31 MAY 2005	
INNIS ARDEN CLUB INC.	
WAMU CHECKING	\$ 4,751.37
WAMU SAVINGS	\$70,816.36
WELLS FARGO CLUBHOUSE	\$
	3,827.69
WELLS FARGO RESERVE \$	
	33,830.10
<hr/>	
TOTAL	\$
	113,225.52

- ◆ DUES 2005 (538 Dues paying shareholders)
 - ◇ \$ 121,888 Collected
 - ◇ \$ 8,471 Outstanding
 - ◇ 38 shareholder with unpaid dues
 - ◇ 2 shareholders with under paid dues
 - ◇ 10 shareholders with unpaid dues for 2005 and prior years
- ◆ INSURANCE
The insurance policy for serving wine/beer at Innis Arden Club functions is not in place yet.
- ◆ INCOME TAX FOR 2004
Form 1120 H was filed in May 2005
- ◆ ANNUAL IA. CLUB AUDIT FOR 2004
Not completed yet
- ◆ DUES REMINDERS FOR 2005
To be sent out within 1-2 weeks

D. GROUNDS

Brian Dodd

Brian gave thanks to Harley O'Neil for changing out the hose bib faucets to keys to prevent unauthorized used, and to David Fosmire for helping him empty the playfield garbage cans.

Brian had the clubhouse grounds aerated and fertilized at a cost of \$400.

Brian has scheduled a third meeting with City of Shoreline to continue to explore compre-

hensive permanent solutions to the drainage, periodic flooding, and erosion problems in the reserves. The \$7,500 authorized by the Board for this work has not yet been necessary to spend since Brian is volunteering his time on this as a professional engineer with experience in hydrology and drainage basin design solutions.

He will present an update at the next meeting.

E. CLUBHOUSE

Harley O'Neil

Income from the clubhouse in May was \$975. Harley said that some of his employees (at no cost to the club) replaced the hose bibs on the Club House and the front of the Pool House and pressure washed the patio in back of the Club House. While explaining this work to his staff Harley noticed that there were bare areas of the exterior wall that needed sealing and paint. Harley moved that the Board provide up to \$500.00 for paint and other supplies in order to paint the Club House. The motion carried.

Harley asked who in the audience would help and about twelve hands were raised. Harley said that he would ask the Activities Committee to recommend colors for the Club House. Harley said that he hopes that further discussion of up-grading the Club House can occur once the legal action facing Innis Arden Club is resolved. Harley also expressed again his concern about the

condition of the galvanized water and sewer pipes. These pipes have outlived their useful life and will need replacing before extensive damage occurs.

F. BUILDING AND REMODELS

Al Wagar

On the basis of the Board's June 9 visit to the Ramsey and Kim properties and the Kim's approval of a revised design, the Board approves the following construction of a wooden fence between the two properties: proceeding eastward from the current western end of the fence, it will be 4 feet high for 26 feet, then adjustable for 8 feet so as to be 6 feet high when the Ramsey patio is in use and 4 feet high when the patio is not in use, and then 6 feet high on to the east. Al moved to approve the Ramsey fence.

This approval is subject to the mutual acceptance by each party of a written agreement regarding the operation of the adjustable portion of the fence. The motion was approved unanimously.

Planned remodels- there are two planned remodels for next month- Larsen at 17721 14th NW, for a porch enclosure, and Hartz at 17035 15th NW to widen a balcony by about four feet.

John Hollinrake asked about whether it is necessary to go through the remodel process for a playhouse. The Board consensus was that Mr. Hollinrake needs to go through the remodel process.

(Continued on page 7)

COVENANT AMENDMENTS

Please Consider these Proposed Amendments

Efforts continue to pass four covenant amendments. The proposed amendments are:

1) Removing the Racial Restriction

See the enclosed amendment forms and call one of the notaries listed below today!

Although it has been invalidated by Federal Law, Club Counsel has for some time been advising that this be removed via a covenant amendment. Not only is this restriction offensive, but it was used by Viking Properties to nullify all of the covenants of the community across the street (see <http://www.innisarden.com/newsletters/feb04.html> for more details). Our neighborhood was discussed on the front page of the Seattle Times on June 3rd, as a neighborhood taking a long time to pass the amendment to remove the racial restriction (<http://archives.seattletimes.nwsourc.com/cgi-bin/texis.cgi/web/vortex/display?slug=covenants03m&date=20050603&query=racism>)

The Board wants you to know that the **ONLY WAY** we can get this obsolete covenant "off the books" is by getting notarized signatures of each owner of at least 2/3 of the properties in each of our three subdivisions on the simple form we have included with this Bulletin. But a **NOTARY has to witness the signatures**.

If you don't know of a Notary (most banks will offer this service to its customers for free) we have included names and telephone numbers of volunteer notaries in our neighborhood below, so please call them and arrange a time and a place to meet if that would be of assistance.

Notaries in the neighborhood are: Carol Solle (542-4978) Jane Lowell (546-0128), Dave Fosmire (542-4369), June Howard (542-8177), Mike Jacobs (542-8060) and Wendy Higgins (419-9989).

Look on the back of your bulletin to find your subdivision (1, 2 or 3)

1.13.275

Jo Neighbor
999 Innis Arden
Shoreline, WA 98177

2) Removing the One Cat/ One Dog Rule

Currently the covenants state "Not more than one dog and cat may be kept for each building site." It has been suggested that it be removed and that the community default to Shoreline's Municipal Code, which states "Other small animals, including adult cats and dogs, shall be limited to three per household on lots of less than 20,000 square-feet, five per household on lots of 20,000 to 35,000 square feet, with an additional two per acre of site area over 35,000 square feet up to a maximum of 20..." It is worth noting that some lots in Innis Arden are over an acre (43,560 square feet) and under City code, would be allowed a maximum of seven small animals. However, most lots in Innis Arden are 20,000-30,000 square feet which would allow 5 animals.

3) Excluding Garden Sheds from Setback Requirements.

Currently the covenants require that garden sheds are at least 25 feet from the rear and 10 feet from the side property lines. It makes sense to tuck a shed into the corner rather than in the middle of the yard. Wording to be added to Paragraph 3 Building limits would be "exclusive of garden sheds which are not to be inhabited and which shall be subject to approval by the Grantor (Board)". Again, Innis Arden could default to Shoreline Code, which allows a 120 square foot, 10 foot tall structure to be located within the setback requirements.

4) Allow Wells for Irrigation

Every summer, many Innis Arden residents receive outrageous water bills due to our large lots and the third tier rate structure imposed by the Seattle City Council. Currently our covenants prohibit the digging or operation of wells. Allowing the drilling of wells would offer an alternative to paying high water bills.

Your Innis Arden subdivision, block and lot number can be found in the upper left corner of the address label of this Bulletin. Please have all owners of your property sign and notarize this document, and then mail it to:

Innis Arden Club, Inc.
P.O. Box 77738
Seattle, WA 98177-0738

Amendment forms can be obtained by calling Carol Solle (542-4978) or by downloading from our web site: www.innisarden.com.

Signature Scorecard *(with change from previous month)*

Subdivision	Signatures Required	Racial Restriction	Allow Sheds In setback	Remove 1 dog/1cat rule	Allow Irrigation Wells
Innis Arden I	60	23 (+3)	18 (+2)	18 (+2)	18
Innis Arden II	150	66 (+8)	60 (+4)	52 (+3)	81 (+16)
Innis Arden III	150	74 (+30)	59 (+20)	58 (+26)	58 (+24)

ACTIVITIES COMMITTEE NEWS

Rummage Sale 2006

Don't forget to email your suggestions and input to Jane Lowell at jn.lowell@verizon.net or call Jane evenings/weekends at 546-0128 or Shelley Watson at shell.watson@comcast.net or call her at 542-4369.

Event Chairs/Community Volunteers Needed

Please return any Activities Keys that you may have. Please check your pockets!

Chairs or co-chairs are still wanted for Innis Arden Events. Please come to a meeting or contact your committee to offer to help with out exciting plans. We are looking for chairs for the Salmon Barbeque this September 11th, the Holiday Party Sunday, December 4th and other events. Please come forward to volunteer or these events may be cancelled.

Need more information? Please call President of Activities Cindy Rasch at (206) 542-1230 for more information.

Calendar of Events

Ongoing

Various Dates- Conversation Café/ Let's Talk Innis Arden

Contact Leader Brian Branagan (206-546-6773)

Next Activities Meeting

July 11th 4:00 P.M. - Innis Arden Clubhouse to discuss Block Watch and a Night Out Against Crime Event for Innis Arden

(SAVE THE DATE)

September 11th, Sunday
Salmon Barbeque

BOARD MINUTES

(Continued from page 5)

G. ACTIVITIES

Carol Solle

Carol Solle absent

H. RESERVES

Maggie Taber

Maggie reviewed John Hollinrake's request to reduce the canopy of 25 trees by 25%. Al asked for a summary of the types and quantities of plants being replanted. Mr. Hollinrake cited a number of the species recommended by Tree Solutions. Mr. Hollinrake asserted that he has communicated the trimming with Matt Torpey. The motion was approved 7-0 with 1 abstention (Smith).

Randy Hoverson and David Laskin requested removal of Cherry Tree #7920 in Running Water reserve.

Maggie will be spraying for Japanese Knotweed in Blue Heron. Caution tape may be posted during the spraying.

Kent Shafer made a request to reduce the canopy of a number of trees in Eagle by 25%. He has been working with an arborist and the city. A final plan will available soon. Mark Smith suggested a checklist for applicants

who want to reduce canopy or cut trees.

Harley moved that students from the University of Washington be allowed to study the reserves. After Board discussion, the motion failed from lack of a second.

I. SECRETARY

Mark Smith

The Election committee met on May 11 to review 'lessons learned' from the past year's election. The meeting agenda included review of proposed ballot and proxy modifications, discussion of absentee ballots and proxies, creation of an election preparation timeline and submission of outstanding questions to the club attorney.

Some of the discussion focused on the elimination of absentee ballots in favor of proxy ballots since absentee ballots are not counted toward a meeting quorum. Shareholders could still vote without being at the meeting, they would simply use a proxy ballot to vote instead of the absentee ballot.

The elections committee plans to meet again to continue its work toward planning a smooth annual election.

Mark moved to submit a list of legal questions to Peter Eglick for a legal

opinion, not to exceed \$1000. The motion was approved unanimously.

Board Agenda

Fixed dates for Board Hearing, first Tuesday of each month, excepting July which was proposed to be on July 13th, pending clubhouse availability.

Community Comments

- ◆ One shareholder volunteered to help with gathering signatures. She also expressed concerned about lawsuits affecting property value.
- ◆ Discussion of a letter submitted by a shareholder that suggests a different approach to removing the racial covenant. Al Wagar volunteered to follow up and investigate the approach.
- ◆ Mark will include an amendment for the racial covenant in the bulletin.
- ◆ A shareholder suggested hiring a paid assistant to help with Carol Solle's workload. Mark will include this item on the July Agenda.
- ◆ A shareholder was a proponent of increasing dues and suggested a number of ways to proceed.

Meeting Adjourned at 9:09 pm.

Respectfully,

Mark Smith, Secretary

INNIS ARDEN CLUB
P.O. Box 77738
Seattle, WA 98177-0738



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Permit No. 12410

**- IMPORTANT -
SIGN AND HAVE NOTARIZED YOUR COVENANT
AMENDMENTS TODAY!**

See inside for one of the forms and more information and the Signature Scorecard

We have a roving squad of volunteer notaries in the who will help notarize your forms:

- Carol Solle (542-4978)
- Jane Lowell (546-0128)
- Dave Fosmire (542-4369)
- June Howard (542-8177)
- Mike Jacobs (542-8060)
- Wendy Higgins (419-9989)



Covenant Amendment forms can be obtained from any of the notaries above, or by downloading from our web site: www.innisarden.com

We're on the Web!
www.innisarden.com



Tennis Anyone?
Its not to late to register for Summer Junior Tennis!
See page 1 for more details.

CALENDAR EVENTS AND VOLUNTEERING

July	
Various Dates	Conversation Café/ Let's Talk Innis Arden Contact Leader Brian Branagan (206-546-6773)
July 11 th 4:00 P.M.	Innis Arden Clubhouse to Discuss Block Watch and a Night Out Against Crime
Sep	
Sept 11 th Sunday	Salmon Barbeque (SAVE THE DATE)

INSIDE THIS EDITION

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BULLETIN BOARD

Home Available-

Jeff Coonjohn is being deployed to Baghdad. The Coonjohn family is making their home available for 12-18 months. If you are remodeling your home and need another home to live in for the next year, or if you know someone who might be interested in renting the Coonjohn's home, please contact the Coonjohns at 542-5290.

House and Pet Sitter Available

Jim & Sonja Staley's college niece is available for House/Pet Sitting from July 10-Sept. 10. References available. Please phone Claire Steadman at 542-2668.

Post your items here-
marksmith@seanet.com