



# Innis Arden Bulletin

INNIS ARDEN CLUB, INC. P.O. BOX 77738 SEATTLE, WA 98177-0738 January, 2007

On the Web at: [www.innisarden.com](http://www.innisarden.com)

## Board Members

**President**-Mike Jacobs

**Vice President**-David Fosmire

**Secretary**-Shannon Martsof

**Treasurer**-Pat French

**Activities**-Tracy Landboe

**Building and Remodel**-

Robert Allen

**Clubhouse**-Harley O'Neil

**Grounds**-Kathi Peterson

**Reserves**-Brian Dodd

## 2007 Annual Meeting Election Results



After some last minute scrambling to obtain additional proxy ballots, 286 Innis Arden Shareholders voted in person or by proxy at the annual meeting on Wednesday, January 17th. A quorum of more than 50% (270) was obtained. The results of the meeting are as follows:

1. New Board Members  
Pat French--275  
Shannon Martsof--245  
Kathi Peterson--215
2. Ratification of Activities Chair (Tracy Landboe) - passed with 260 yes, 5 no, and 6 abstain
3. Ratification of the Budget passed with 233 yes, 24 no, 6 abstain
4. Ratification of Dues passed 222 yes, 38 no, 3 abstain

Your new slate of Directors can be found at the upper left.

The community extends its sincere thanks to the following departing board members for their service: R.L. Smith, Maggie Taber, and Al Wagar.

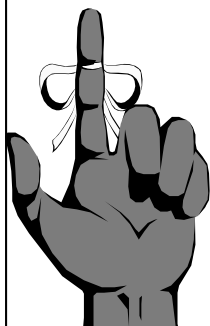
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**Agenda for the February 13, 2007  
7:00 PM Board Meeting**

1. Approve minutes
2. Committee Reports
  - A. Treasurer
  - B. President/Vice President
  - C. Secretary
  - D. Building and Remodels —
  - E. Activities
  - F. Grounds
  - G. Clubhouse
  - H. Reserves
3. Board Agenda  
Discuss and vote on substituting "binding dispute resolution" for "arbitration" in Article IV, section 6 of our Bylaws
4. Community Comments
5. Adjourn

**Reminder**



If you plan on changing or adding any structure on your property (deck, garden shed, patio, remodel/addition) contact the Building and Remodels chair Robert Allen at 542-3219. 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 is:

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

**Blockwatch Reminder**

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

- **Innis Arden I**—Brian Branagan 546-6773  
bbranagan@yahoo.com
- **Innis Arden II**—Shelley Watson 542-4369  
shell.watson@comcast.net
- **Innis Arden III**—Judy Allen 542-3219  
allenjnb@yahoo.com

A neighbor reported that his garbage had been gone through and likely some contents taken. His concern was identity theft. Several neighbors have reported that their unlocked parked cars had items stolen from them. Just a warning to lock your cars.

**January Activities Announcements**

The Activities Committee is off to a great start with a full agenda of Activities for the year. We would love more residents to be involved with this fun group. If you are interested, please feel free to attend our next meeting on Monday February 5th at Ewa Sledziewski's house at 10 a.m.

**Community party On Friday, February 9, 2007**

There will be a party at the clubhouse to welcome all new neighbors who moved to Innis Arden in 2006. Please join the hospitality committee on Friday night between 6:30 and 9:00 for this wine and cheese event. Everyone is welcome, but we ask that

residents bring an appetizer to share and BYOB.

Save the date for the Annual Innis Arden Rummage sale! The sale will be held on March 10th and 11th.

**Volunteer Luncheon with Rummage  
Preview and Live Auction**

Friday, March 9<sup>th</sup> 11:30 am  
For all workers who have previously volunteered a minimum of 8-hours during set-up days.

# The 46<sup>th</sup> Annual Innis Arden Rummage Sale - PLEASE HELP!

Please help make the 46<sup>th</sup> annual rummage sale a success and raise money for our community! The profits are used to fund Activities Committee projects and events. Past examples include re-surfacing the tennis courts, paving the track & parking lots & painting the clubhouse plus underwriting the Holiday party, Wine Tasting Evening, Oktoberfest, Easter Egg Scramble and more.

## SPECIFIC REQUESTS:

- \* We need **PICNIC BENCHES** to use as shelving in all departments. Please label with your name and phone number underneath it to ensure safe return. Bring to the clubhouse Sat Feb 24th or Sun Feb 25<sup>th</sup>.
- \* **FOOD, FOOD, FOOD FOR THE WORKERS!** Please call Jeri Jacobsen at 542-7373 or email [jeri.jacobsen@verizon.net](mailto:jeri.jacobsen@verizon.net) to offer a tray of food for those who are working during the set-up weeks and the sale weekend.
- \* **PAPER GROCERY SACKS** – We can use PAPER grocery sacks. Please deliver to the clubhouse during open hours.

## Our Sincere Thanks!

For information, or to offer to help in any way please contact Karen Sando (546-6036 / [rksando@comcast.net](mailto:rksando@comcast.net)) or Julie Forster (542-9705 / [julieforster@hotmail.com](mailto:julieforster@hotmail.com))

<b>DATE</b>	<b>HELP NEEDED</b>	<b>TIME</b>
Saturday: February 24	Set up Clubhouse Hang signs, Move tables and chairs, Lay out shelving, and set up departments. Please bring a hand-truck if you have one	Noon – 4:00pm
Sunday: February 25	Transfer and Move Items from pool house to clubhouse. Please bring a hand-truck if you have one. GREAT time for the Mon-Fri employed to help. ATTENTION HIGH SCHOOL STUDENTS: We need your help moving heavy objects, etc. If you need community service hours, this is the time and place!	Noon – 4:00pm
Mon – Fri Feb 26 – Mar 2	Sort and set up all departments. We need lots of workers to lay-out and price all the treasures in all the departments. Come for as long or short a time as you can. <b>Any time you can give is welcome! No experience needed!</b>	9:30am - 3:00pm <i>plus</i> 6:00pm - 8:00pm on M-TH (2/26-3/1) For those who want to help but can't during the day.
Sat - Sun March 3 & 4	Sort and set-up, lay-out and price. If you can't help during the week, here is your chance! <b>Any time you can give is welcome! No experience needed!</b>	9:00am-5:00pm
Mon - Fri March 5-9	Sort and set up all departments. We need lots of workers to lay-out and price all the treasures in all the departments. Come for as long or short a time as you can. <b>Any time you can give is welcome! No experience needed!</b>	9:30am - 3:00pm <i>plus</i> 6:00pm - 8:00pm For those who want to help but can't during the day.
Tuesday: March 7	<b>MALE HELP WANTED!</b> In addition to regular volunteers, six to eight able-bodied men are needed to help assemble the tent for outdoor items. Please call Julie Forster (542-9705) if you are able to help.	9:30am-3:00pm (regular volunteer hours) <b>6:00pm – 8:00pm</b> <b>EXTRA MALE HELP</b>
Sun - TH Feb 25 – Mar 8	<b>DONATIONS ACCEPTED EVERYDAY UNTIL MARCH 8th</b> Please bring items to the front door of the clubhouse. Please stay to help sort them if you can! The last day we can accept your offerings is TH, March 8.	9:30am – 3:00pm
Friday, March 9	<b>VOLUNTEER LUNCHEON AND AUCTION AT 11:30am</b> Regular workday until 11:30am. All workers who have previously volunteered a minimum of 8 hrs are invited to attend the luncheon & auction.	9:30-11:30 Regular work day <b>11:30 Lunch &amp; Auction!</b>
Saturday, March 10	<b>THE SALE</b> – Cashiers, clerks, etc. The busiest time is 9:00-11:00. Many volunteers are needed inside/outside, front & back, and security GREAT time for the Mon-Fri employed to help. <b>No previous rummage sale experience needed. Come one, come all!</b>	9:00am – 4:00pm
Sun Mar 11	<b>THE ½ PRICE SALE</b> – cashiers, clerks, etc. / \$4 bag sale at 2pm	Noon – 4:00pm
Sun March 11	A fresh crew is <i>really</i> needed to take down, put away, & box for charities	4:00pm – 6:30pm

If you can help out, please contact Karen Sando (546-6036 / [rksando@comcast.net](mailto:rksando@comcast.net)) or Julie Forster (542-9705 / [julieforster@hotmail.com](mailto:julieforster@hotmail.com)).

**Innis Arden Board Minutes  
January 9, 2007**

Board members present: Bob Allen, Brian Dodd, David Fosmire, Mike Jacobs, Tracy Landboe, Harley O'Neil, Maggie Taber, R.L. Smith, Al Wagar. Thirteen community members present.

Called to order: 7:11

Minutes of December 12, 2006 approved, as amended to show the Smit v. Flick hearing on January 10, rather than February 21, passed 9-0

**Committee Reports**

**Treasurer – R.L. Smith**

Financial Statement, I. A. Club, 31 December 2006

Accounts	
WA MU CHECKING	\$ 41,524.71
WA MU SAVINGS	\$ 18,819.82
WELLS FARGO BUSINESS (changed from CD)	\$ 54,565.31
WELLS FARGO CLUB RENTAL	\$ 2,833.20
SHORELINE CLUB REMODEL	\$ 1,001.00
TOTAL	\$118,744.36

Received \$12,000, not reflected above, from North River Insurance as reimbursement for part of expenses incurred from the Carlson suit.

**President - Mike Jacobs**

Carlson: King County Superior Court Judge Charles Mertel ruled in favor of the Club that (1) the Club's and Raschs' conduct did not as a matter of law create an unlawful cloud on Title, (2) The Club is a homeowners' association pursuant to R.C.W. Chapter 64.38, (3) the View Preservation Amendment as well as its enforceability across Innis Arden division boundaries were upheld in Binns; and (4) the Club's Bylaw IV.6 Compliance Procedures are valid. Plaintiffs' claims to the contrary were dismissed with prejudice. Defendants including the Club are the prevailing parties on the issues resolved to date and may therefore submit a motion to the Court seeking an award of attorney's fees. The Court did not rule on the Warranty of Compliance issue which remains for decision.

It was moved and seconded by the Board to authorize counsel, Peter Eglick, to hold preliminary settlement discussions with Bob Carlson now that the Court has ruled against the majority of his claims.

The motion passed 8 to 1.

Blauert v. Hilyer and Club: The Court of Appeals denied Mr. Blauert's motion to modify the Commissioner's decision upholding Judge Bowden's order that the lawsuit be stayed pending the outcome of the Cottingham case which concerns similar claims.

Maddox: The Club offered \$2,500.00 to Mr. Maddox to settle his lawsuit. The case has been transferred to Judge Mertel. The final summary judgment hearing is scheduled for February 2, 2007. If the Club prevails, the entirety of the lawsuit will have been dismissed.

The Club will be sending out statements to those shareholders owing fines.

A motion for an executive session to receive legal advice passed 9-0.

**Vice President David Fosmire**

No new petitions were received for the compliance committee during the last month.

Two hearings scheduled for January 11 (subsequently cancelled due to weather and needing re-scheduling), Howard, Steele, Mackey v. Dragoy, Montgomery, Knauer, and Oughton and the Smit v. Flick matter. On January 12 there will be a hearing before an arbiter for the Martsolf v. Burns petition.

David made a presentation on January 8<sup>th</sup> before the Homeowners Association Act Committee, which holds bi-monthly meetings regarding changes by the Legislature to the Homeowners Association Act.

Since Nancy Rust was appointed to the committee by the Governor, the committee cannot remove her despite her apparent conflict of interest because of the suit against the Club in which she is involved. David presented rebuttals against proposals to the committee by Ms. Rust and Wayne Cottingham. The committee plans to recommend changes that are favorable to the governance of Homeowners Associations such as Innis Arden. This is relevant to challenges to the amendments to the Innis Arden Covenants as well as the bylaws. Another committee recommendation is that association finances and related matters be made more transparent to potential buyers, largely through realtors. It is expected that whatever the committee recommends will be enacted into law, and it appears that some recommen-

dations may do the Club more harm than good once they reach the Washington State Legislature.

Moved that Board approve spending up to \$10,000 for a lobbyist to monitor the actions and recommendations of the Homeowners Association Act committee and speak on behalf of the Club's interests, passed 9 - 0.

### **Secretary – Al Wagar**

Announcement for Annual Meeting along with proxy forms have been mailed, with special thanks to Carol Solle for getting them printed and RL Smith for obtaining stamps and stamping all the envelopes. Seven tellers have been recruited as of this meeting, election materials are getting final review, and everything seems on-track for the January 17 election.

### **Building & Remodel – Bob Allen**

Steve Gwinn, 17750 13th NW, has submitted an application for a remodel of his home, which includes roof modifications. His application will be presented to the Board at the March meeting

### **Activities – Tracy Landboe**

Rummage collection is continuing, with next collection date being January 23 from 10:00 am till noon, with collection at the Pool house. The Rummage Sale will be March 10 and 11th. The January bulletin will have a flier with volunteer times and dates.

Please pick a time to come and help out.

The Newcomers Welcome Party will be held at the Clubhouse on February 9th. This year everyone in the neighborhood is welcome to attend, and welcome our newest neighbors. Written invitations are going out to people who moved into Innis Arden during the last two years.

The Activities Committee has set the budget for 2007. Major items on this year's agenda are replacing nets on the tennis courts, upgrading signs for community events, improving the entryway sign, and improving the Clubhouse, especially the kitchen area. Activities has allocated \$2,500 for upgrading signs and would like the Board to provide another \$2,500, making us eligible to seek a matching grant from the City of Shoreline. The next Activities Committee Meeting is February 5th at Ewa Sledziewski's. See the Innis Arden Bulletin for time.

### **Grounds - Brian Dodd**

A small cedar broke and was cleaned up by a neighbor before we got to it.

### **Clubhouse – Harley O'Neil**

Harley reported that the bathrooms are almost complete and work was moved into the foyer. Wainscot on the lower portion of the walls and some framed pictures will complete the appearance. If the budget passes, Harley hopes to fir out the main room and cover the walls with sheetrock. He would also like to replace the single pane windows with thermo-pane. It would be relatively easy for a gas log to be placed in the fireplace, as the gas line is located nearby. The Activities committee has been asked to set priorities for improvements to the main room and anyone in the community can make suggestions. The Innis Arden Board will be apprised of the suggestions and will make the final decision. For the month of December, \$630.00 was collected for rental of the Club House and the expenses were only \$7.80.

### **Reserves – Maggie Taber**

A few significant trees have fallen during storms but believe damage reduced by previous/proactive maintenance of hazard trees in the reserves. One tree has fallen from Eagle Reserve onto a neighbor's fence. Maggie recommends that Eagle Reserve be re-evaluated for hazardous trees during the next year. A question was raised about safety of the very large maple (the "Serengeti Tree") in Blue Heron. It has been evaluated and dangerous limbs were pruned. The arborist believes the risk of major trunk failure is low, but recommends we continue to monitor it. Maggie intends to spend \$300 to \$400 on bare-root plants for planting the reserves. The plants will be available in early March.

### **Board Agenda**

Steve Dunn made a presentation about the new 50,000 sq ft YMCA to be constructed at 192nd and Aurora on Echo Lake, greatly expanding YMCA facilities and programs for Shoreline and southern Snohomish Country. Estimated cost is \$16.5 million, including a \$5.75 million fundraising campaign.

Bylaws. A motion was made and seconded to substitute "binding dispute resolution" for "arbitration" in Article IV, section 6 of our Bylaws. Motion will be voted upon at next Board meeting.

Adjourned at approximately 8:45.

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

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**COMING EVENTS**

**Activities Meeting**, February 5th, 10:00 AM,  
at Ewa Sledziewski's  
**Community Party**, February 9th, 6:30-9:00 PM  
**Board Meeting**, February 13, 7:00 PM  
At the Clubhouse  
**RUMMAGE SALE:**  
SAVE THE DATE  
MARCH 10th & MARCH 11th

**Deadline for February Bulletin—  
February 18th**

**Community Notices**  
(no anonymous items)  
Carol Solle, 542-4978  
csolle@earthlink.net  
17061 12th Avenue N.W.  
Remodels—Robert Allen 542-3219

*We're on the Web!*  
[www.innisarden.com](http://www.innisarden.com)

 **Innis Arden Bulletin Board** 

**Legal Update**  
Carlson v Innis Arden

King County Superior Court Judge Charles Mertel ruled in favor of the Club that

1. The Club's and Raschs' conduct did not as a matter of law create an unlawful cloud on Title,
2. The Club is a homeowners' association pursuant to R.C.W. Chapter 64.38,
3. The View Preservation Amendment as well as its enforceability across Innis Arden division boundaries were upheld in Binns; and
4. The Club's Bylaw IV.6 Compliance Procedures are valid. Plaintiffs' claims to the contrary were dismissed with prejudice.

Defendants including the Club are the prevailing parties on the issues resolved to date and may therefore submit a motion to the Court seeking an award of attorney's fees. The Court did not rule on the Warranty of Compliance issue which remains for decision.

Note: The ruling can be found on  
[www.innisarden.com](http://www.innisarden.com)

**Attention Innis Arden  
Neighbors**

The Innis Arden Directory will soon be updated. Is your information correct in the 2006 directory?

Neighborhood youth may wish to list their skills on the 'Youth Employment' page of the Directory. Skills may include animal sitting, babysitting, lawn mowing, plant care, car wash, party help, housecleaning, yard work, and/or all of the above. Would you like to advertise in the directory (\$40 for the size of a business card)?

Please contact Carol Solle by 2-21-07 at 542-4978 or [csolle@earthlink.net](mailto:csolle@earthlink.net) for corrections, youth employment entries, and paid advertising.

**Help Spin Alley Raise Money  
to Find a Cure for Cancer!**

This year Spin Alley Bowling Center is sponsoring a team to participate in Relay for Life to be held on May 5-6, 2007. A tent will be erected and decorated to make the event fun for everyone. We are hoping to have someone walking each hour of the 24 hour event. If you are interested in participating, sign up right away. For more information, call Harley O'Neil at 546-2000.

**Please don't feed peanuts to  
wildlife!**

Residents have been complaining that peanut shells are plugging and overflowing their gutters.