

**Mirrormont Community Association**

P.O. Box 476, Issaquah, WA 98027

www.mirrormont.org

**MINUTES OF MONTHLY MCA MEETING**

of the Board of Directors of the Mirrormont Community Association; all MCA members are welcome

**Meeting Location:** **Virtual Meeting via TEAMS**

at **7:00pm** on **Tuesday, MARCH 7, 2023**

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| **Attendees** |
| **Ian Parker, President** |
| Francie Kugelman, Treasurer |
| Wendy Antipow, Spring Clean-up |
| **Kellie Batali, Director of Community Events** |
| **Meg Wade, Parks VP** |
| **Connie Harris, Welcome Committee** |
| **Linda Shepherd, Pea Patch Coordinator** |
| Wayne Elson, Firewise Chair |
| **Carrie Mapes, Secretary** |
| **Mary Nelson** |
| Guests: **Amin, Yvette** |

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| **AGENDA ITEMS** | **ITEM DESCRIPTION** |
| **Membership** | Amin to assist with Membership in the interim until a permanent Membership VP can be recruited.   * Amin followed up with Lisa Lux, able to get on shared drive, but doesn’t have Access database. * Latest list and put in Excel. * Amin to ask Lisa to extract the most recent list (from October 2022) * WiX will need to be updated as well. * **Action Items:**   + Amin to follow-up with Lisa Lux for most recent list (from October 2022)   + Amin to start updating email list on WiX. |
| **WA Zoning Bill** | A Zoning bill came out of Committee, [HB 1782](https://lawfilesext.leg.wa.gov/biennium/2021-22/Pdf/Bills/House%20Bills/1782.pdf#page=1&toolbar=0&navpanes=0), would allow townhomes, duplexes, triplexes, and quadplexes, and more in areas within a half mile of transit stops in cities with populations over 20,000, affecting just over 70 cities in Washington.  Was assessed by Kellie Batali, MARC (Kevin Price)   * This is focused on cities at the moment and in our RA5 zone, this would not apply and does not impact rural areas of unincorporated King County. It can happen here, but that is probably a very long way down the road. This type of housing policy is focused on urban centers located close to amenities, like transportation. It's called "Missing Middle" housing. <https://missingmiddlehousing.com/> * To answer the question about parks, I would again point out that it only applies to parks in the underlying zone / urban centers. It's not all KC parks and not our park.  It's one of the amenities I mention where they want to focus housing. * The other important factor to point out is that life-safely would trump all in a practical application of these policies. This means the water is the most important aspect in our area where fire protection is concerned. If you can't demonstrate water availability, then you cannot build. At the level of density these policies promote, you would need major infrastructure improvements in place first. Our current political will surrounding budgets would likely put this very low on the priority list. And even if approved, it would take years to implement. Progress is inevitable, however. Nobody likes development where they live, but at one point our houses were not here either. The bears were not happy as I understand it. * Mirrormont current zoning does allow for a legal mother-in-law unit. So, any homeowner in Mirrormont could convert / add on to their home to create a 1,000sf apartment. The unit can NOT be detached and would need to be a part of the home. So while duplexes and triplexes are not allowed, a M.I.L. is allowed. Our zone does allow for more than one detached, or attached, single-family home depending on the size of your lot.  If our lots were bigger, you could already build another home. We are RA5, which means one Development Unit per acre. With most our lots being shy of an acre, this limits us to one house per lot. Nothing in the covenants addresses this except the detached part. You can only have one footprint per the covenants.     No action items |
| **MCA Newsletter planning (Carrie)** | Newsletter published and sent out electronically. 60 printed copies have been ordered. Cost is $ 308.51. |
| **Insurance Policies** | MCA Board has two policies. Board approval required for 2024 coverage.   * Director & Officers Insurance – Board approval for insurance = $4100 * General Liability – Liberty Mutual $1800 * Insurance costs keep increasing, and the board requests additional information on coverage – does board require this level of coverage?   **Action Items:**   * Ian will look into coverage options for 2024. |
| **OFFICERS REPORTS AND UPDATES** | |
| **Membership Update** | MCA needs a new Membership VP, and to have a better understanding of the membership database from Larry Mar.  **Action Items:**   * Ian to follow-up with Larry to get Access information on the membership database. * Mary to put on kiosks: “Join MCA” “Your MCA Dues are Due” |
| **Park**  **(Amin, Meg, Linda)** | Playground location:   * Can be in raised discovery area (Discovery Section). * Could also be on the side of the meadow section (White area) * Grant: applying for closer to $ 150,000 * Option 1: Wood/natural climbing option = 117,495. (not including border materials, * Option 2: Tower with climbing ropes, = 100,650 * Option 3: Double Tower, climbing structure, etc.   All options look wonderful.  Meg looking at a Park work party 3/25. Will follow-up with Stewards |
| **Architectural Report:**  **MARC** | **Inquiries:**  2 new inquiries for fence requirements, plans have not been submitted for review  **Complaints:**  Last year we had two homeowners complain about chickens on a specific property. Notices were sent to the owners via email and Priority Mail, and one of the owners filing a complaint confirmed that the chickens were no longer making noise or visible, and assumed that they were removed. The MARC did not receive a response from the homeowner with the chickens.  In Feb the owner with the complaint reported that the chickens are back at the same property, with the addition of a duck. The complaint includes concern that the waste from the poultry is contaminating a stream that contains salmon. MARC will begin the notice process for the second time, this time including the complaints regarding the duck.  We would appreciate support from the Board on increasing the visibility of the restrictions on chickens via the entrance boards, and with support in the request of Nextdoor administrators on correcting the boundaries of Mirrormont. The current Nextdoor boundaries include neighboring areas of Tiger Mountain and Mirror Lake that are not subject to the Mirrormont Restrictive Covenants. As such, people who live outside of Mirrormont and have chickens appear as living in Mirrormont on Nextdoor. Seeing eggs for sale in Mirrormont on Nextdoor (or information on raising chickens), confuses and compounds the issue for homeowners in Mirrormont.  Discussion:   * Nextdoor Mirrormont borders do not follow the borders for actual Mirrormont. * MCC – Divisions 1-5 are subject to the covenants. * MCA – much larger; the MCA Bylaws (1990) define eligibility as those living in Mirrormont, Haas, and Colleen voting precincts. * What are the current Nextdoor boundaries. * Education on where the boundaries are for the for the five divisions of Mirrormont, which are subject to covenants, and those parcels outside those bounraries and thus not subject to the covenants.   **Action Items:**   * Linda to write up an article on the negative impact of chickens, along with map showing Divisions 1-5 where our Restrictive Covenants apply, and an article defining Mirrormont. * Ian will follow up with Nextdoor Admin to ask how they define Mirrormont’s borders | Update via email – No new inquiries or complaints for the month of December. |
| **Firewise Updates (Linda)** | Chipper Days with Issaquah Tree Care: April 24-25. Cost = $25/bundle  Grant:   * Linda submitted the micro-grant proposal and got a WA State Vender ID/Number for MCA so DNR can reimburse us for up to $3000 for a professional chipper service for Chipper Days. * The Firewise Committee met 1/31 and 2/23 to work on the 2023 Wildfire Risk Assessment, which contains a 5-year Firewise plan. Another meeting is scheduled for 3/8. |
| **Treasury Updates (Francie)** | Francie is on vacation. |
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| **DIRECTORS’ REPORTS** |  |
| **Community Events (Kellie)** | **Recent Community Events:**  **Upcoming Community Events:**   * Travel through Italy Wine Tasting - March 16th, 6:30 to 8:30 pm   13-14 RSVPs so far. Carrie to put on Next door & Instagram.  Senior Event – Thursday evening in March 22nd  Senior Event, March 22nd – several speakers to present for 10-15 minutes each.   * Easter egg Hunt – April 8th   Group to incorporate a two-tiered pricing, lower price for members, non-members pay more.  Action Items:   * Carrie to put Wine Tasting on Nextdoor & Instagram * Kellie to send group the pamphlet for Senior event * Carrie to put senior event on Nextdoor & Instagram when Kelly gives the ok   Girl scout cookies to be sold at Tennis Court, can this go on kiosk. |
| **Welcome Program: (Connie Harris):** | 1 Welcome Bag in February |
| **Pea Patch:**  **(Linda Shepherd):** | There will be a total of 22 families gardening at the Pea Patch in 2023, including 4 new families.  An annual meeting will be held on 3/12 via Teams. This makes a total of 88 families who have gardened at the Pea Patch. |

Next agenda item: Automatically renewal options.

Meeting adjourned at 8:21