

Architectural Committee

Minutes

August 12, 2017

9 A.M.

Meeting called to order: 9:00 AM.

Chairperson's opening comments: NONE

Committee Members' Attendance:

☒ Brian Smith, Chairperson
☒ Christy Smith, Secretary
☒ Samantha Franklin, Vice-Chairperson
☐ EXC___ Sharon Hamilton
☒ Howard Cornehl
☐ EXC_ Kathy Jensen
☐ EXC___ MaryLou Trautmann
☒ Laura Berlin
☐ EXC___ Rhonda Mayner

Guests: JoAnna Bielec (02-136), Herm Feist (03-28,29,30), Doug McTurnal (03-304),
Dan & Jen Hodo (01-052), Bruce & Linda Bronson (04-092), Mary Zito (04-061), Terry Benner
(03-430)

Approval of Agenda

- **Approval of Previous Minutes:** Howard Cornehl moved approval of the July 8, 2017 minutes, seconded by Samantha Franklin. No nays. .
- **Correspondence Old/New Business**
 - Correspondence: Member e-mail questions on speed bumps and earth bag homes. **Member was advised that the county would have to approve speed bumps and the issue will be raised at the next board meeting. Member was advised that Earth bag homes would not fall in line with the community standards of LLCC.**
 - Status report from subcommittee to rewrite the Architectural Guidelines for Board adoption The purpose for this effort is to provide, in one location and an easier to use format (by topic), the rules contained in the Declarations of Restrictions for Lake Limerick Country Club, along with the additional policies and practices established by the Board of Directors over the years to interpret and apply the basic rules. The Architectural Committee intends to present these guidelines to the Board for their consideration and adoption so the membership and staff can easily understand. **The Guidelines draft has been provided to the Board so they can start to become familiar**

with them. They will need to consider incorporating items like the elimination of overwintering trailers which they already passed this year, and other issues like those addressing temporary garage structures.

- Volunteer for Committee Secretary. **Christy Smith beginning July/August 2017**
- Rhonda Mayner volunteered to look at the existing Board resolutions concerning penalties for rule violations to eliminate contradictions and inconsistencies and suggest additional progressive sanctions. **Rhonda's initial review of the resolutions noted some inconsistencies between how they are written, and how they have been interpreted and implemented. A new resolution will need to be prepared for Board approval.**

- **Permits**

- **New Permits**

Div/Lot/Address	Member Name	Work Requested	Permit Issue #	Paid	Action
Div 1 Lot 59 201 E Ballantrae Dr	Kathy Jensen	Remodel	#3050	Samantha Will remind member to pay fee	Original permit from 2014 – no changes Samantha issued new permit.
Div 2 Lot 136 471 Penzance	Kasey & JoAnna Bielec	Fence – 5' Height	#3045	Cash	Approved
Div 3 Lot 330 140 E Paisley Way	Angela Langston	New trusses and roof	#3046	Not paid	Approved
Div 1 Lot 57 221 E Ballantrae Drive	Brenda & Todd Bakken	Replacing floats and rotten boards on dock	#3047	Not paid	*Brian pre-approved
Div 01 Lot 171 151 E. Tenby	Bruce & Cheryl Buck	New fence	#3048	Paid Check	Brian to follow up with maintenance regarding drainage from greenbelt

- **Permits in Progress**

Div/Lot/Address	Member Name	Work Requested	Permit Issue #	Paid	Action
Div 2 Lot 171 321 E Road of Tralee	Dennis & Connie Johnson	New home w/detached bonus	3042	Still needs to pay – Have	Approved

		room		office invoice member	
Div 04 Lot 171 51 E. Balbriggan	Mary Zito	New Modular Home			Member needs county permits , site plan for LLCC permits showing setbacks

- **Winter RV Storage Permits**

Div/Lot/Address	Member Name	Work Requested	Permit Issue #	Paid	Action

Complaints

- **Complaints in Progress**

Div/Lot	Member Name	Problem	Recommendations
5-75/76 Kilmarnock Road	Carrigan Peterson	Cut brush piles and trailer on lot, road base put in on lot that may be LLCC repo, see pics taken on 4/6/15	<p>4/7/17 – Board has removed status - member in good standing- homeowner called office asking for fine to be removed as bldg. material picked up. Per pics bldg. material still on property. Letter sent of loss of “good standing” and access to water – copy of letter to water</p> <p>This complaint has existed since 11/14/15 without remediation by the owner.</p> <p>Brian to follow up with board regarding legal action. Possibility of letter to sign over property to avoid legal fees.</p>
Div 4 Lot 049 261 E Balbriggan Rd	Troy Thompson	Multi derelict vehicles	6/13/17 – Rhonda Mayner made a motion, seconded by Howard Cornehl to request the Board remove member in good standing status including water from Troy Thompson

			<p>and Angela Lopeman. Motion Passed</p> <p>8/9/17 Letter sent \$1000 fine</p> <p>This complaint has existed since 5/14/16 without remediation by the owner.</p> <p>Need direction and decision from board regarding legal action</p>
Div 4 Lot 4 171 E Barnsby Place	Angela Lopeman	Derelict Vehicles	<p>5/13/17 – Sharon Hamilton made a motion, seconded by Samantha Franklin to ask the Board to take legal action to force cleanup of property Div 4 Lot 4 located at 171 E Barnsby Place and owned by Angela Lopeman. Motion Passed. Copy of file and pictures to be given to Board.</p> <p>6/13/17 – Rhonda Mayner made a motion, seconded by Howard Cornehl to request the Board remove member in good standing status including water from Troy Thompson and Angela Lopeman. Motion Passed.</p> <p>This complaint has existed since 5/14/16 without remediation by the owner.</p> <p>Brian to send letter. Need recommendation direction and decision from board regarding legal action.</p>
Div 1 Lot 201 680 E Aycliffe	Doris Dodd – McCarthy & Holthus	Abandoned Home	<p>6/6/17 – Property is going up for auction 6/9/17 from Bank of America. Verified \$1000 fines was issued.</p> <p>This complaint has existed since 10/8/16 without remediation by the owner.</p> <p>Home is now property of Fannie Mae. The weeds and cards are gone and the lights are on.</p> <p>Wilson-Hoss is working on this issue.</p>
Div 3 Lot 216 1941 E St. Andrews Dr	Dan Rodius	New Home walls up then construction stopped	<p>2/28/17 Sent letter original permit has expired. Needs new permit and timeline to complete home</p> <p>4/8/17 – Send \$100 fine and notice to remove all erected bldg. material from property. Letter and fine sent 4/17</p> <p>5/13/17 – Issue \$500 fine and send letter</p>

			<p>6/13/17 – Terry will contact county. County responded that the bldg. permit for this property has expired and requested copies of LLCC permits and actions.</p> <p>7/8/17 – OK to give copies to county</p> <p>8/8/17- Dan responded and will have a new permit for the home at Aug Mtg and is planning to being work in next 10 days.</p> <p>Member is reactivating build permit with county and LLC. Needs to pay fee. Send member an email that work need to stop until proper permits have been issued.</p>
Div 1 Lot 108 680 Ballantrae	Danny & Linda Hanner	Piles of trash in backyard, litter, weight machine in front yard, temp garage used for storage of old furniture junk	<p>3/11/17 Send Letter remove trash and debris from front and side yards before next meeting or fines.</p> <p>4/8/17 – Note from homeowner they are working on cleanup – leave on agenda</p> <p>5/13/17 – will re-check property</p> <p>6/13/17 – No response send \$100 fine letter. (no fine issued see owner response)</p> <p>7/8/17 – Cleaning up property for sale.</p> <p>Trailer has been moved, some clean up is taking place. Continue to monitor situation.</p>
Div 5 Lot 51 31 E Clonakilty	John & Chris Potter	Collapsing/disintegrating structure in rear yard	<p>3/11/17 Send letter remove collapsing structure and debris</p> <p>4/8/17 – Note from homeowner he is checking on issues – leave on agenda</p> <p>4/29/17 – Letter rcvd from homeowner about this property and 21 Clonakilty</p> <p>5/13/17 – Brian will respond with a letter</p> <p>7/8/17 – Brian will compose letter</p> <p>Brian to send letter. Fine for dog stands. Increase fine for trash.</p>
Div 1 Lot 60 191 Ballantrae	Craig & Deborah Kelly	Replace boards on dock	4/8/17 Before consider dock application, shed on property needs to be moved 5 ft from property line and

Drive			<p>existing deck needs to have an application submitted and double fee. Letter sent 4/17</p> <p>5/13/17 – no response – send letter reminding that shed needs to be moved and permit for deck – letter sent</p> <p>6/13/17 – Response from homeowner – hold while seeking info.</p> <p>7/8/17 – Brian sent letter. Need permit for deck with double permit fees.</p>
Div 5 Lot 123 130 Cromarty	Tim Baker	Chickens, other nuisance activities	<p>3/29/17 – Letter Sent</p> <p>5/13/ – Send letter to renter no chickens get info from office (not sent due to harassment of neighbors)</p> <p>7/8/17 – Dues and water are up to date. Office located and provided address. 4321 Cloquallum, Shelton, WA 98584</p> <p>8/9/17- Letter sent to landlord regarding chickens and harassment of neighbors by tenants</p> <p>Waiting on response</p>
Div 4 Lot 24 50 Barnsby Place	Fernando Maffei	Boarded up windows and weeds house looks abandoned	<p>4/18/17 – Letter sent to fix boarded up windows and clean up lot</p> <p>5/13/17 – Homeowner contacted by phone and told they had to fix windows and clean up lot. Brian will check with complainant to see if resolved.</p> <p>7/8/17 – Owner has mowed weeds. Rescind \$100 fine.</p>
Div 2 Lot 71 170 E Dunoon Place	Linda Jurey	Junk in yard/tarps on roof	<p>5/5/17 – Letter sent</p> <p>6/13/17 – send \$100 fine and letter</p> <p>7/8/17 – Rhonda M. will check property for if no action has been taken, \$500 fine to be imposed.</p> <p>8/9/17 Letter sent & fine issued</p>
Div 4 Lot 137 520	Yanco Aparicio	Travel trailer has been put in as permanent structure	<p>5/13/17 – Already on agenda will need to be moved by 11/15/17 send letter in August 2017</p>

Dartmoor			
Div 3 Lot 8 10 Shannon Place	Alvin Spruell	Derelict cars on jacks in yard	5/13/17 – Send letter and county regs on derelict vehicles 5/30/17 – Brian spoke with homeowner will give a written plan of action. 7/8/17 – Owner submitted response not addressing all issues. Rhonda M. will prepare letter response.
Div 1 Lot 73 51 E Ballantrae	Darren Lohmeyer	Weeds	5/31/17 – Letter Sent 7/8/17 – Yard was cleaned but no ongoing up keep. Tarp needs to be removed. Letter to be sent. 8/9/17 – Improvement on property no letter sent Brian spoke with property owner. Tarp replaced with skylight. Owner preparing house for sale, put on new roof, will be painting next. Issue has been resolved, remove item from next agenda but monitor.
Div 2 Lot 261 601 E St. Andrews Dr	Steve Mendenhall	Yard	7/8/17 – Send a letter that yard needs cleanup/garage sales are limited to one per quarter by the county. Letter to be sent.
Div 2 Lot 156 170 E Penzance Rd	Ron & Dorothy Watkins	12X18 tent in driveway covering trailer being rebuilt	7/8/17 – Send a letter that sides need to be removed from temporary structure and that derelict vehicles needs to be removed. Letter to be sent.
Div 2 Lot 273 580 E St. Andrews Dr	Greg & Sonja Prothman	Detonating explosives on 6/10/17	7/8/17 – Send a letter that a complaint was received about explosives. Letter to be sent
Div 3 Lot 28 130 Way to Tipperary	Ken & Dixie Sheriting	Planted fir trees that will restrict view	7/8/17 – Mary Lou will do a line of sight for this property and will follow up via email.

			<p>Photos taken do not show problem. Mr. Feist objected to impartiality of Committee member doing site visit.</p> <p>Laura will act as impartial party. Christy will assist with property visit and pictures before next meeting.</p>

- **New Complaints - General**

Div/Lot	Member Name	Problem	Recommendations
Div 3 Lot 275 350 E Balmoral Dr	Eugene & Carolyn Malanowski	Derelict motorhome	<p>8/4/17 – Letter sent</p> <p>Waiting on response</p>
Div 4 Lot 190 160 E Olde Lyme Rd	James Kearns	High weeds	<p>8/4/17- Letter sent</p> <p>Waiting on response</p>
Div 3 Lot 304 21 Glamis Ct	Douglas McTurnal	Derelict vehicles, fence and shed constructed without permit	<p>8/4/17- Letter sent</p> <p>Member responded in person. Fence has been removed, vehicles are in the process of being relocated out of state. Shed siding was replaced and must be painted to match existing portions. Monitor situation.</p>
Div 2 Lot 115,116 181,191 Penzance Rd	Ricky Cain	High weeds, loud parties, fireworks	<p>8/4/17 – Owners contacted by phone by Brian; subsequently letter sent</p> <p>Weeds have been cut. Remove from list</p>
Div 4 Lot 193 220 E Olde Lyme Rd	Corey Swanson	High Weeds	<p>8/4/17 – Letter sent</p> <p>Waiting on response</p>
Div 3 Lot 333 71 E Somersby Place	Don & Jennifer Evans	Piles of trash in back yard – see pics	Brian to send letter
Div 4 Lot 80 51 E Dunvegan	Kimberly Cook	Cars squealing tires 2am, kids trespassing on property	<p>Neighbors were advised to continue to filing reports with police department.</p> <p>Letter was sent in regards to dog but no action has been taken by the member.</p>

			Send letter regarding activity and continuing dog violations.

b. Complaints – Dogs

Div 4 Lot 21 100 E Barnsby Place	Gary Coma	Loose dogs	4/28/17 – Letter sent /cert rtnd 7/8/17 – No response. Send 2 nd letter, 14 days to respond or \$100 fine- sent 8/9/17
Div 3 Lot 471 210 E Merioneth	Brian Bailey	Loose dogs digging in trash	4/28/17 – Letter sent 7/8/17 – No response. Send 2nd letter, 14 days to respond or \$100 fine –sent 8/9/17
Div 4 Lot 177 40 E Olde Lyme Road	Jon Fredin	Barking Dogs	5/10/17 – Letter sent 7/8/17 – No response. Send 2 nd letter, 14 days to respond or \$100 fine- 8/9/17 letter sent
Div 1 Lot 68 E 20 Tiree Place	Tamara Cowles	Aggressive pitbulls (2)	Send letter 7/8/17 – Letter Sent/cert rtnd Send a 14 day response letter or \$100 fine will be imposed.
Div 2 Lot 138	Jeffry Green	Loose dog	6/13/17 - Send letter

460 E Penzance Rd			7/8/17 – No response. Send 2 nd letter, 14 days to respond or \$100 fine Impose \$100 fine
Div 1 Lot 63 151 E Ballantrae Dr	Martha & Jefferson Sandquist	Almost constant barking dogs (2)	7/8/17 – Send letter
Div 4 Lot 80 51 E Dunvegan	Kimberly Cook	White pit bull running loose	8/9/17 – letter sent 2nd complaint has been filed
Div 2 Lot 211 250 E St Andrews Dr	Terrence O'Hara	Chained up dog barks all day and night	8/9/17 – letter sent

- Comments from Guests

Muddy, weedy areas at Log Toy Park swimming area

Winter trailer permit exceptions. Member will compose letter for the board and cc Arch. Comm.

Dan Hodo had questions concerning the upcoming change in the overwintering trailer policy. He and his family come to LLCC to use their RV over the winter (they were in fact one of only 2 or three families to sign in last year verifying they were here.) He asked if there could be an exception process so that the only family that actually complied with the intent and the process of overwintering permits wouldn't be penalized by others ignoring the permit process. He was advised that the Board had ratified the Architectural Committee motion to eliminate the overwinter permit process due to lack of participation, but that he could and should appeal to the board in person, or in writing.

- Motions to the Board of Directors: No special motions. **Specific actions listed above.**
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- **Meeting Adjourned:** Meeting was adjourned at 11:40 AM.

Architecture Committee Goals

- Continue timely permit approvals
- Resolve long standing complaints
- Improve complaint process to reduce resolution times
- Integrate LLCC staff into Committee support