



LAKE LIMERICK COUNTRY CLUB

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Lake Limerick Architecture and Building Committee
Meeting Notes
July 9, 2021

Meeting time 3:30 PM

Attendance: Chris Johannesen, Karen Summers, Sharon Hamilton
Odette Skinner - Excused absent

Guest: John Ingemi, Dean Dyson

Call to order at 3:30PM.

Reviewed new permits submitted – **Please see attached for complete list for June/July permit applications.**

- **Reviewed, approved – via email – paid, permit issued and sent:**
 - 02-002 150 Shamrock James & Marilyn Curry: inquiry to change to Wooden Fence from Black Cyclone Fence Issued 7/19 #4081 **5/3 approved need payment**
 - 04-098 310 E Dartmoor Dr take down mobile home build New Residence **6/28 approved need payment**
 - 05-007 191 E. Clonakilty Dr Fence - clearing and grading **6/21 approved paid**
 - 02-199 440 E. St. Andrews Dr shed **6/22 approved paid**
 - 01-026 591 E. Ballantrae Dr. additional clearing on beach to reinforce with landscape brick **6/18 approved** no permit needed
 - 03-447 1452 E. St. Andrews New Residence **6/25 approved paid**
 - 02-086 330 E. Road of Tralee New Residence **6/25 approved paid**
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- **Reviewed:**
 - 05-113 240 Peebles Ct Carport – clearing, grading, fence/gate in front and back of property, shed. **7/9 approved during meeting – KS and CJ met with owner to get details and provide feedback in order to be complaint. PAID**
 - 03-220 1881 E. St. Andrews Dr. Trees, clearing, grading, drainage field **7/9 – CJ met with owner , permit application submitted, and approved**
 - 04-182 110 E. Olde Lyme Rd Inquiry for fence
- **Dock permits:**
 - 03-003 - 1002 E. St. Andrews Drive : Dock Repair **closing application** due to sale of property – new owners
 - 03-031 130 E. Way to Tipperary St Replace floats on dock **pending**
 - 01-021 651 E. Ballantrae Dr. Dock Repair **6/17 approved paid**
 - 03-142 1131 E. Ballantrae Dr. Dock Replacement **6/14 approved by L/D need payment**
 - 03-077 1980 E. St. Andrews Dr. Dock **6/24 approved by L/D paid**

- 01-042 391 E. Ballantrae Dr Dock **7/8 approved paid**
 - 02-300 900 E. St. Andrews Dr. Dock **6/15 approved paid**
 - 03-054 440 E. Way to Tipperary **7/12 approved need payment**
 - 03-05330 E. Way to Tipperary **INQUIRY**
- **For Discussion:**
 - CJohannessen – discussion from Greenbelt and Trails Committee. Getting Arch Comm thoughts on the trees that are on the greenbelt; what has members done in the past to “get rid” of dead trees on the greenbelt or complaints. Do we have a policy within the CC&Rs or Arch Guidance on tree maintenance on LLCC property ?

Adjournment

NEXT MEETING:

- Date and Time: **Friday, August 13, 2021 3:30PM**
- Location: Crow's Nest

BUILDING AND DOCK PERMITS - UPDATED JULY 10, 2021

DATE RECEIVED	DIV-LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	ACTION
3/26/2021	01-062	James Mirante	161 E. Ballantrae Dr.	New Residence	7/9 - approved pending BOD approval paid \$50 4/2 #4261	7/9 - reviewed during Arch Meeting, all setbacks met, county permits in place. APPROVED pending BOD approval 7/7 - rec'd updates and permits on plans with property and lot 6/19 - attended BOD meeting to explain situation. owners will be sending updates on status of county permits and activities to remedy the situation with the cabin. 5/5 - BOD and Compliance Committee have sent letter with explanation of violations and fine. 4/9 - reviewed application during meeting. all setbacks correct - need county permits - septic not compliant - motion made for BOD review due to non-compliance of process -- see details on 4/9 Arch Comm meeting notes 3/27 - house is on the move 3/26 - rec'd permit application via email 3/22 - KS called both parties to get details and let them know that they need a county permit to move as well as LLCC Arch Permit to have house on lot 3/21 - rec'd email from Don Bird that a cabin was moving from Way to Tipperary to 161 Ballantrae
6/1/2021	05-113	Sara Necochea	240 Peebles Ct	Carport - clearing and grading, updated to front gate, small fence and shed	7/9 approved paid #4262	7/9 - reviewed during Arch meeting, setbacks met, height of gate confirmed, shed size is compliant, but will continue to monitor and inspect once in place 7/1 - KS met with owner to provide feedback - may attend July Arch Meeting for further discussion 6/11 - reviewed during Arch Meeting, structure is too large for lot without a home on it. member is also behind on HOA and Water dues. Member should meet with office to put in a plan. note - 2 trailers are now on lot 6/4 - went out to property to see where the carport would be built. Setbacks are good, however, owner is behind on payment for HOA and water. Will discuss during Friday meeting 6/1 - sent to Arch Comm
6/15/2021	04-098	LeRoy & Alice Earles	310 E Dartmoor Dr	take down mobile home build New Residence	6/28 approved need payment #4259	6/27 updated application sent via email with 2 options. Option 1 is compliant and approved by CJ KS and SH 6/23 will meet with owner on lot on 6/25 for review 6/17 - home looks to be too close to road - not 30ft back 6/15 - rec'd via email from office - sent to Arch Comm updates also sent to Arch - with pictures
6/15/2021	05-007	Richard/Carrie Lasco	191 E. Clonakilty Dr	Fence - clearing and grading	6/21 approved paid #4255	6/18 - reviewed by Arch Comm, CJ and KS approved - all agree 6/15 - rec'd via email from office - sent to Arch Comm
6/16/2021	02-199	Brian Kelley	440 E. St. Andrews Dr	shed	6/22 approved paid #4252	6/23 - called to let owner know they are approved 6/22 - approved by Arch Comm via email 6/16 - rec'd via email from office - sent to Arch Comm for review

BUILDING AND DOCK PERMITS - UPDATED JULY 10, 2021

DATE RECEIVED	DIV-LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	ACTION
6/16/2021	01-026	Dave & Julie Halpin	591 E. Ballantrae Dr.	additional clearing on beach to reinforce with landscape bricks	6/18 approved no permit needed #4253	6/18 - this is landscaping and repair of shoreline bricks - Approved to work, no permit needed. 6/16 - rec'd via email from owner - sent to Arch Comm for review
6/23/2021	03-447	PDQ Contracting Inc.	1452 E. St. Andrews	New Residence	6/25 approved paid #4257	6/25 - reviewed, all setbacks are met, county permits in place - APPROVED by CJ and SH 6/23 - rec'd via email from office, sent to Arch Comm
6/23/2021	02-086	Knight Contracting Inc.	330 E. Road of Tralee	New Residence	6/25 approved paid #4258	6/25 - CJ called to confirm setbacks - they are compliant APPROVED - by CJ and SH 6/23 - rec'd via email from office, sent to Arch Comm
6/30/2021	03-220	Randall Turner	1881 E. St. Andrews Dr.	Trees, clearing, grading, drainage field	7/9 approved need payment #4263	6/30 - CJ met with owner, will pay \$25 6/30 - rec'd via email from office, sent to Arch Comm
7/7/2021	04-182	Angela & Adam Cannon	110 E. Olde Lyme Rd	Inquiry for fence		7/8 - CJ called owner and let them know that they will need to fill out a permit application with details in order to provide good feedback 7/6 - rec'd via email from office, sent to Arch Comm

BUILDING AND DOCK PERMITS - UPDATED JULY 10, 2021

DATE RECEIVED	DIV-LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	ACTION
DOCK PERMIT APPLICATIONS						
5/11/2021	03-031	Kenneth and Dixie Scherting	130 E. Way to Tipperary St	Replace floats on dock		6/11 - L/D reached out to see if we could get more details of their replacement floats. 6/23 - left message with Schertings and asked if they needed additional assistance in completing application with plot plan 5/17 - L/D provided feedback that they need more details of the build to their dock. i.e. Plot plan showing layout, total square footage, setback from property lines, anchorage, data sheets on the tubs, etc. 5/12 - sent to Dean Dyson and L/D for clarification and review 5/11 - rec'd via email from office
5/25/2021	01-021	Jacob Miller (new owners)	651 E. Ballantrae Dr.	Dock Repair	6/17 approved paid #4251	6/17 -L/D performed a site review. Approved and confirmed dock extension into the lake will not exceed 26 foot extension into the lake is from the current high level shoreline (vs Summer/low level as shown on the plot plan. 6/7 - rec'd an updated version of application with adjustments made per feedback from L/D - sent to L/D 6/9 5/26 - confirmed that new owners are Marjorie and Jacob Miller 5/25 - rec'd in office and sent to Arch Comm via email. Sent note to Christy to confirm who the updated owner is.
6/2/2021	03-142	Kimberly Shelton	1131 E. Ballantrae Dr.	Dock Replacement	6/14 approved by L/D need payment #4248	6/14 - Approved by L/D 6/11 - updated app sent with all missing details 6/7 - L/D sent feedback to owner -1) Plot plan needs to be included showing the setback. 2) Need to be specific on the dock layout/configuration It appears the dock is based on 4' x 8' sections laid out in a T shape but difficult to tell based on the description.3) Need to identify the anchoring plan. Need to show which of the support posts will be augered into the lake bottom for anchoring. 6/2 - rec'd application via email from owner
6/7/2021 6/22/2021	03-077	Neil & Clara Burkel	1980 E. St. Andrews Dr.	Dock	6/24 approved by L/D paid #4256	6/24 - Met with Neil last week and reviewed his dock and plan to only replace the existing styrofoam floats with the enclosed float tubs from Home Depot. Although his dock extends out into the lake more than 20 feet it's grandfathered in and the lake is very shallow at his location so the dock configuration is okay. Lake Dam approves. 6/22 - rec'd application from office via email, sent to L/D 6/7 - rec'd notification from L/D that owner is starting repairs on dock. Have requested that they fill out a permit application before they start.

BUILDING AND DOCK PERMITS - UPDATED JULY 10, 2021

DATE RECEIVED	DIV-LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	ACTION
6/7/2021	01-042	Doug & Conrada McGrath	391 E. Ballantrae Dr	Dock	7/8 approved paid #4260	7/8 - APPROVED by L/D : setbacks confirmed; Overall size of dock is 248 sq ft. Main dock is 12'x12', walkway is 18'x4' and ramp is 8'x4'; dock extension into the lake is 38 feet. 6/30 - rec'd updated permit app from office via email, and forwarded to L/D 6/10 - feedback provided and sent to owner by L/D: 1) Description of Project needs to be more specific, need to indicate whether a new dock or repairing existing dock and replacing the floats; include description construction materials being used (framing, decking, etc.) and how the dock will be anchored. include a copy of the technical specification of the floats being used and indicate size and quantity. 2) Dock length/projection into the lake exceeds the 20 foot limit. Dock length including ramps shown on plot plan appears to be 40 feet with no measurement of water depth provided. 6/7 - rec'd from office via email - forwarded to L/D on 6/9
6/11/2021	02-300	Michael and Susan Spence	900 E. St. Andrews Dr.	Dock	6/15 approved paid #4249	6/15 - Approved by L/D 6/11 - application rec'd in drop box. TL talked directly with owners to insure compliance.
6/30/2021	03-054	Keitges Revocable Living Trust	440 E. Way to Tipperary	Dock	7/12 approved need payment #4264	7/12 - reviewed by L/D during meeting on 7/10 - APPROVED 7/9 response from owners on updates to their plans - We are proposing to replace the pre-existing dock "in-kind" under exception 5H section 3. 7/8 - feedback from L/D: 1. total dock square footage is 240 sq ft (below the 294 sq ft limit) 2. setbacks from the side property lines are 20' and 40' respectively. 3. although there are no float specifications included with the application, the dock is being built by Mitchell Lumber Co. who has built several docks on Lake Limerick compliant with Wash State regulations. 4. dock extension into the lake is 31 feet which is over the 20 foot limit. Water depth at the end of the 12'x8' "L" (furthest point into the lake) is 57 inches. Water Depth at the end of the 2nd 10 foot dock section adjacent to the "L" is 44 inches. Dock is not compliant with the LLCC Dock and Float Guidelines sections 5, homeowners would need to remove one of the 10'x6' dock sections to be compliant to this requirement. 6/30 - rec'd via email from owner, forwarded to L/D
7/8/2021	03-053	William Carfrae	430 E. Way to Tipperary			7/8 - TL did inspection on dock next to this one, and noticed that this dock was being moved. DD rec'd a call from owner letting them know they were going to be working on the dock. DD let them know that a permit application will need to be completed and sent to Arch Comm and L/D for review