

*Lake Limerick C.C.*



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LAKE LIMERICK COUNTRY CLUB

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Lake Limerick Community Compliance Committee

Monday, February 7, 2022 @ 12:00 Noon

Meeting Minutes

**Call to Order:** The meeting was called to order at 12:00 Noon by J. Ingemi - Chairperson

**Roll Call:** J. Ingemi, C. Smith, D. Dyson, E. Stember, K. Summers, S. Smart, K. Summers, Guest: P. Heinlen,

**Approval of Minutes: January 3, 2022**

***A motion was made by Dean Dyson and seconded by Ed Stember to accept the minutes as presented. Motion passed unanimously.***

**Old Business:**

Compliance Hotline – 360-360-0429 is working very well. More and more calls (about 100) have already been answered. This is freeing up the Office staff from getting all of the calls and also giving us more timely access to complaints and incidents.

New Cards and placards-To be given out to members. J. Ingemi still has Compliance business cards for members of the Committee.

Pettyjohn -Received document of POA from daughter, hearing pending.  
Marian issues still living in trailer on property,

Pennock (hearing pending)

Potter – case being reviewed

Tina Nelson - J. Ingemi took pictures of the property, owner has moved to Alaska.

Torimino, foreclosure on property February 11th other cases of note:

Lopez- Martinez cleared out trailers and paid off fines. Need to set up meeting on Noise Ordinance.

**Register Review**

Rodius- J. Ingemi to send fine letter to clean up property.

Lopez- Schedule a meeting with property owner.

Lopeman-Hunt- Waiting to hear back on who now owns property as Lopeman has passed away.

Manceni- file being reviewed

Williams- owner is selling property.

S. Smart wants to have the Register detail any progress on fine payments and if they are being ignored or payments being made. Good idea.

**New Business:**

Community Town Hall on Governance –February 23<sup>rd</sup> @ 7:00 pm “How we are Governed.” will be live and Zoom at Great Hall.

Town Hall Meeting will be recorded and posted at a later date.

J. Ingemi to do an overview presentation on HOA & Bylaws.

S. Nokes will discuss Lake Limerick amenities.

S. Saylor to go over the Capital Project.

Discussion on COVID Guidelines in place.

A motion was made by D. Dyson and seconded by K. Summers to welcome P. Heinlen (3<sup>rd</sup> consecutive meeting) as a new member of the Compliance Committee. Motion passed unanimously.

Hearing Officer, Sheila Nokes scheduled a meeting of the Hearing Committee (Wednesday the 9<sup>th</sup>) to discuss dates for the following hearings: (Pennock, Marsh, Bork) Hearings will be held on Zoom.

Open Discussion:

Adjournment: 1:35PM

DIV-LOT as of 02-14--2022	<u>Complaint and Date</u>	<u>Complaint History</u>	<u>Proposed Action:</u>	<u>FINES</u>
01-040	11/16/21 Violation of Resolution 2018-01		02/14/22 - Reviewed and fine will remain on account - no hearing requested. 11-17-21 \$600 Fine trailer Sent. 11-02-21 Trailer letter sent.	11-17-21 \$600 FINE SENT.
01-188	Roaming/Aggressive Dog - Fines Due	Dog Aggressively approaching neighbor's and kids on their own property. Mason County Sheriff's called complaint FILED.	02//14/22. reviewed account and no effort on behalf of member to settle account. No hearing requested. 01/10/22 - Received complaint that while delivering a package to the house, the owner opened the door and their dog came out and bit her. I am currently awaiting a complaint form. 09/15/21 - Kristi Briggs sent an email requesting fines be removed. Request denied. 08/19/21 FINE SENT	08-19-21 \$1000 FINE SENT.
03-216	Trash/Junk	There is an ever-increasing pile of trash and junk accumulating on the front lawn of property.	02/14/22 - letter w/fine is currently being drafted. House is again up for sale. 11/29/21 Warning Letter.	

DIV-LOT as of 02-14--2022	<u>Complaint and Date</u>	<u>Complaint History</u>	<u>Proposed Action:</u>	<u>FINES</u>
03-501	Chronic noise.	06-30-21 Complaint submitted on chronic noise levels-need to send letter and MC noise ordinance.	02/14/22 - J. Ingemi will try once more to reach out to member to resolve issue with their renters. J. Ingemi has sent numerous emails to complainant on these issues, to meet, but no response. 09/10/21- sent complainant an email detailing what had been done. 09/09/21 - we need to review issues again. It seems issues are borderline. Need to request MCSO reports to see if nuisance applies. 07-07-21 Noise letter sent. Send letter on excessive noise, include septic alarm.	
04-004	03-08-21 has Pig & Derelict Vehicles.	John to visit. 03-30-21 Hunt called Dean stated has a note from Doctor stating Pig is comfort animal. To send copy of Letter to office.says will be cleaning up yard trying to sell some vehicles. 03-08-21 seems to have more vehicles. States pig is a comfort animal.	02/14/22 - PROPERTY OWNER PASSED AWAY - LIEN PLACED AND WAITING TO SEE HWAT HAPPENS WITH OWNERSHIP 10/10/21 - Fine letter to be sent for violation of fire restrictions and dangerous & nuisance behavior10/04/21 \$600.00 fine sent. 09/27/21 - have taken recent pics and will send letter this week. 09/09/21 - need to send letter for derelict vehicle left on property and take some pictures (blue p/u on Dalkeith.) Will consider sending fine for \$1,800.00 considering the history of violations.	10-04-21 \$600 FINE SENT
04-021	Dog(s) complaint	Numerous complaints sent to the Compliance hotline and the office about property owner's dogs running around the neighborhood. This problem has been going on for over a decade.	02/14/22 - PROPERTY OWNER PASSED AWAY, LIEN PLACED AND WAITING FOR WHAT HAPPENS WITH OWNERSHIP. 10/22/21 - Letter sent reinstituting the \$1,000.00 fine for continuous violations. 10/21/21 - JCI received email from the office that property owner's dogs are still running around the neighborhood. There have been emails and calls. As well as photographic evidence. Property owner has been requested, and then warned for over a decade but continues to violate the rules adopted by the HOA regarding pets. Fines had been removed but will now be re-instated for these latest violations.	10/22/2021 - reinstated \$1,000 Letter sent
04-026	Derelict Vehicles	Despite numerous warnings and previous fines owner has failed to keep property "neat and in good order".	02/14/22 - Compliance Committee members to question complainants to see if any improvement. Fines not paid and no hearing requested. 10/10/21 - Received complaint of cars racing dangerously along Balbriggan and parking at this location. Will review again. 10/04/21 1,200.00 fine sent. Numerous pictures taken. Still parking these derelict vehicles on the street around his property.	10-4-2021 1,200.00 FINE SENT

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04 - 048	2/4/22 - member running a commercial business out of their home/property. 4 - 9 vehicles (excavator, dump trucks, chippers) Some parked out into the street.	Numerous neighbors are now complaining.	02/14/22 - Complaints still coming in on dog running around the neighborhood. Also, neighborhood complaints on condition of property. Letter sent on pet issue. FINES REINSTATED. 01/28/22 - J. Ingemi went over and spoke with the property owner about the numerous vehicles and told him to clear them out and then clean up the property. He also told them that this was a residential community and he couldn't be running a business from his home. He will check back on progress in about a week.	
04-080	Nuisance Neighborhood	Despite written warnings and fines issued we have both written and video evidence that the dog is not being confined and was seen defecating on neighbors property the morning of 11/24/21.The dog has been reported loose and terrorizing members of the community.	02/14/22 - file reviewed. Member is supposedly working on house sale and closing is currently pending. Liens are in place. 11/29/21- Fine letter sent.	11-29-21 \$600 FINE SENT
04-080	Derelict Vehicles		02/14/22 - file reviewed. Member is supposedly working on house sale and closing is currently pending. Liens are in place. 10/13/21 - We will review again on 10/19/21. 10/04/21 1,200.00 fine sent. 10/01/21 - No response from property owner. Will send another letter as vehicles are still there. 08/19/21 FINE SENT	08-19-21 \$600 FINE SENT 10-04-21 1,200.00
04-080	Loose Aggressive Dog		02/14/22 - file reviewed. Member is supposedly working on house sale and closing is currently pending. Liens are in place. Rumor has it that dog has died but cannot get proof of that. 10/01/21- No response from Property Owner. 08/19/21 FINE SENT	08-19-21 \$1000.00 FINE SENT.

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04-091	Loud noises, yelling at neighbors, speeding on ATV on streets.		02/14/22 - we are still monitoring as the same tenants are living there. There was some progress from Beckman Realty but issues seen to continue and they are dragging them out. 07/29/21 Recived NEW complaint about garbage on propery. May have reiceved eviction notice. 6/7/21 Need to check if all letters have been sent. Letter to be sent to property owner in Texas 05-11-21. 04-30-21 Recived Police report.	
04-095	Trash,Rubbish,Garbage	We have received numerous complaints from neighbors and,investigating these complaints, have seen property has excessive amount of trash,junk, and other paraphernalia.	02/14/22 - J. Ingemi went over to the property(02/05/22) and there was no response at the door. Will try again. 10/01/21 - still no response from property owner and trash still there. Office seems to think she may have passed away. We will try to check on this. 09/09/21 - A second fine letter was sent with a fine of \$1200.00. We have pictures that nothing has been cleaned up. 08/19/21 14 days to take action letter sent or will send FINE LETTER. 08/02/21 Warning Letter sent.	
04-097	10/31/20 Derelict Vehicles and trash	06/30/21 Fine Letter sent. 06/03/21 No evidence of any clean up. 03-30-21 Ed and Dean visited owner said was going to work on it, needs more time. 12/9/20 Nothing seems to have changed No one answered door, will call again. 10/31/20 Dean visited owner, He said all vehicles run, all will be licensed if not now, he says he repairs them and 2 are ready to sell. Also mentioned to him that trash needs cleaning up.	02/14/22 - Hearing Committee is seting up a date with Mr. Marsh. 10/04/21 1,200.00 Fine sent 09/27/21 - Send second fine letter. 07/13/21 requested hearing. 06/30/21 letter with first fine sent. 06/03/21 will send a fine letter for failure to comply.03-30-21 Ed and Dean, visited and send letter reminding owner that he would significantly clean up by 06-01-21. 02/03/21 Need to visit. 01/06/21 revisit to see how he plans to comply. 12/02/20 check to see if complying. 11/02/20 new warning letter sent.	06-30-21 \$600 FINE SENT 10-04-21 1,200.00
04-116	Nuisace,Fire Safety, and Property Violation	12-02-21 @approximately 11:00PM an explosion large enough to shake the neighbors home and wake a good part of the neighbor hood occurred on property. We belive this is a result of the illegal an unlicensed "vehicle repair."	02/12/22 - New letter sent to the POA for dog/pet/nuisance violation. 12-13-21 \$600 Fine letter sent.	12-13-21 \$600 FINE SENT

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04-116	Roaming/Barking dogs	We have documented evidence of dogs roaming /running after cars, defecating on neighbors property at all hours of the day and night.	02/14/22 - Burning trash issues still happening. Will discuss with POA at Hearing. 09/27/21 - new issue of burning trash/debris. Will check with MC Fire for reports. 08/02/21 Fine letter sent.	08/02/21 \$1000 Fine SENT
04-150	10/27/2020 Trash, trailer warning Letter.	06/30/21 \$600 fine letter sent. 03-30-21 Ed and Dean visited, asked to do a better job of cleaning up front yard. 12/23/20 trailer is gone, just cleaning up the left over mess, owner grateful for the help 12/7/20 No one living in trailer. 12/2/20 owner is asking for help to get squatter & trailer off their poperty, the are cleaning up.11/2/20 Received E-mail they would be cleaning up trash.	10/04/21 1,200.00 FINE SENT. 10/01/21 Going in a backwards direction. Needs another letter and fine 07-02-21 took pictures of property still a mess. 06-30-21 First fine letter sent. 6/7/21 (Note: check property to see if we can drop from register or it is time to think about fining.04-07-21 Dean revisited yard looks better still neeeds more cleaning. 02/03/21 Still need to visit. 1/6/21 need to visit again to see if can clean up better12/2/20 put notice on trailer to have squatter to remove trailer by 15th Dec.12/1/20 Sent warning ltr. To not live in trailer over winter 10/27/20 Warning letter sent.	06-30-21 \$600 FINE SENT 10-04-21 1,200.00
04-152	Trash,Garbage, Junk.		07-02-21 Took pictures of trash and junk in yard-will send letter w/fine.	
04-152	REMINDER NOTICE- Trailer/Rv Storage.		02/14/22 - Letter sent in response to an email complaining about fines. 12-20-21 Trailer Fine \$1800 sent. 12-03-21 \$1200 Fine Letter sent. 11-17-21 Trailer Fine \$600 sent. 11-02-21 Trailer reminder letter sent.	11-17-21 \$600 FINE SENT 12-03-21 \$1200 FINE SENT 12-20-21 \$1800

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04-158	Pet Policy and Resolution,Roaming Dog		02/14/22 - Member now is calling about BEKO removing trees on her property. She was told to contact MCSO. We have viedo of Dog on neighbors property. We have received numerous videos since the incident reperted 06/04/21 at that time they were reminded to keep All pets on there property. They have not complied with this directive.	11-22-21 \$100 FINE SENT.
04-213	Trash, Noise, Constant Traffic.		12/08/21 Forms filed with the Health Department/Firemarshal. 10/01/21 - will speak with R. Milliman on this again - solution may be pending. 09/09/21 Property is supposedly sold. Will double check with Rhonda. Will Review 08/02/21. 07-06-21 letter sent- 10days to clean up property or we will start fine process. First Letter Sent 05-21-21	07-06-21 \$600 FINE LETTER SENT
04-218	Violation of CC&Rs Resolution 2021-01 FIREWORKS.		02/14/22 - Hearing Committee is scheduling hearings. 09/09/21 Ms. Pennock has requested a Hearing on this matter. 08/12/21 Response letter sent. 07/28/21 Dispute Response letter sent. 07/29/21 ALERT!! 07/15/21 CERTIFIED RECEIVED. 07/09/21 Fine letter sent.	07-09-21 \$1000 FINE SENT
04-218	Trash, Junk, Debris,Garbage	We have documented photographic evidence dating back to April of this year of these infractions.	02/14/22 Hearing Committee is scheduling hearings. 11/29/21 \$1800 Fine letter sent. 11-05-21 \$1200 FINE LETTER SENT 09/09/21 Ms. Pennock has requested a hearing on this matter. 07/29/21 Fine letter sent.	11-29-21 \$1800 FINE SENT 11-05-21 \$1200 FINE SENT 07-29-21 \$600 FINE SENT.



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05-026	Neighbors dog on there property and drug activitey.	6/03/21 No complaint has been filed but a neighbor filed a permit form for a fence because this neighbor's dog roams on to his property and that a lot of DRUG ACTIVITY is occuring at this neighbor's property.	10/12/21 - Received a new complaint from neighbors. Another response from property owner denying issues. We will review again for another letter. 09/27/21 - new pics taken, no improvement 09/23/21 1200.00 fine sent. 09/09/21 - A fine letter was sent and we will take more pics this week. We have also reviewed MCSO reports and owner has not filed any reports on "squatters." Will Review 08/02/21. 07-07-21 Trash/Trespassing LETTER sent. John meet with neigbors on problems coming from this rental property. Will write letter about tenants to owner.	9/6/2021 \$600.00 Fine letter sent 09/23/21 1200.00
05-027	Trash, Junk, and Garbage. Derelict Vehicles	Compliance has received numerous complaints pertaining to dereelict vehicles, trash, junk and garbage that has been accumulated on the property.	02/14/22 - Action pending. 10/01/21 - JCI went by but didn't get pics - no improvement. 09/22/21 warning letter sent 14 days to clean up property.	
05-029	Noise, Constant Traffic, Roaming Dog, possible drug activity	No response, time to send fine letter but need to make sure the owner is getting this information because owner lives in China	02/14/22 - Monitoring property. 11-04-21 John to send letter about trailer in front of property. 09/09/21 Fine letter sent. First Letter sent 05-20-21	
05-051	Derelict Vehicles		02/14/22 - LLCC is filing for injunctive relief. 11/22/21 Fine letter sent. 10/22/21 Fine letter sent.	11-22-21 \$1800 FINE SENT 10-22-21 \$1200 FINE LETTER SENT.

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05-052	Garbage,Trash, Junk	08/08/21-Board and compliance committee site visit with pictures.06/27/21-Board members had to make a site visit. 06/24/21-Letter sent on nuisance complaint. 05/11/20- Complaint received on Trash and Garbage. 04/07/19- Letter sent on trailer issue and Trash.	02/14/22 - Fines, dues and water all paid. Waiting for final determination of property. 12/08/21 Forms filed with the Health Department/Firmarshal. 11/29/21 \$1800 FINE LETTER SENT. 09/27/21 - Big improvement on property. Will continue to monitor. 09/09/21 JCI will get more pictures of property to see if another fine needs to be sent. 08/09/21 Fine Letter sent	11-29-21 \$1800 FINE SENT. 08-09-21 \$1200 FINE LETTER SENT.
05-062	Drug Activity, Constant traffic, Garbage, Loud nosies every night.	No response, time to send fine letter but need to make sure the owner is getting this information because owner lives in China	02/14/22 - under review. 09/09/21 - need to review and see what is going on with this. First letter sent 05-20-21	
05-077	8/26/20 Report from Arch Cmt that there is a shed on the property with person/people living in it.	(NOTE: check letter in file from Health Dept. to see if we can do anything about lack of SEPTIC12/9/20 Visited, owner says does not live permanently but here most of the time, suspect always, no septic, says car alway there, dog there most of the time,11/30/20 Visited, no one home but dog inside, living full time 8/2020 Dean visited owner who says she only is living on the property for the Summer and that she uses a neighbors rest room.	02/14/22 - will be filing for injunctive relief. 11/22/21 \$1200 Fine letter sent. 11/05/21 \$600.00 FINE LETTER SENT. 10/13/21 - Committee will review progress on this on 10/19/21. 10/01/21 - still living there. Took pics of car parked in a different spot. 09/16/21 warning letter sent.09/09/21 - Will take new pics and then review file for a letter to be sent with fine attached. 1/11/21 complaint filed with Public Health due to no septic. 1/6/21 report to County of no septic 12/9/20 Report again to Arch. 11/30/20 Need to gett to stop living here full time , 8/20Talk with Arch. Com. That septic svstem needs to be	11-22-21 \$1200 FINE SENT 11-05-21 \$600.00 FINE SENT
05-082	REMINDER NOTICE- Trailer/Rv Storage.		02/14/22 - Hearing Committee will be setting up hearing. 11/17/21 \$600 FineTrailer sent.	11-17-21 \$600 FINE SENT

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05-100	Illegal Outdoor Burning	On 10/04/21 at approximately 5pm two members of the community compliance committee answered a call stating of illegal burning.	02/14/22 - Sti1ll waiting for fine payment. 0/05/21 \$600.00 fine sent.	10-05-21 \$600.00 FINE SENT
05-100	Derelict Vehicles/Rubbish on property.	We have documented evidence of several vehicles and trailers that have not moved in many years on property.	02/14/22 - Still waiting for fine payment. 12/06/21 \$2400.00 Sent 09/22/21 Fine sent. 09/09/21 Need new pics to be taken and, if no improvement, then we will send a fine letter. 08/02/21 Warning Letter sent.	12-06-21 2400.00 SENT 09-22-21 \$1200 FINE SENT
2R-077	Resolution 2018-01 Violation/Trailer		02/14/22 - hearing Committee setting up hearing. 11-17-21 Trailer Fine \$600 sent.	11-17-21 \$600 FINE SENT