

Lake Limerick C.C.



est. 1966

LAKE LIMERICK COUNTRY CLUB
790 East Saint Andrews Drive, Shelton, WA 98584
Phone (360) 360-0429 Fax (360) 426-8922
Email: Compliance@hcc.net Web site: <http://www.lakelimerick.com>

LLCC Community Compliance Committee Meeting **HYBRID**

Monday, April 3 2023 @ 10:00AM

Meeting I.D.: 869 7681 0133 Passcode: 882226

Meeting Agenda

Call to Order: K. Summers – Chair, B. Bakken, D. Dyson, S. Hamilton - excused, T. Ingwaldson, K. Jensen - excused, S. Smart, E. Stember. Guest: J. Ingemi

Previous Minutes: February 6, 2023 (no meeting in March 2023)

A motion was made by E. Stember and seconded by S. Smart to approve the minutes of the February 6, 2023 meeting. Motion passed.

Old Business:

Town Hall Meeting – Meet the Candidates Night

J. Ingemi gave a brief report of the “Meet the Candidates” Town Hall. It was well attended, and Director M. Robinson did a great job moderating the event.

Discussion on the register concerning both old and new cases, as well as resolved cases.

Fine listing from QB was discussed.

Register Review: Current cases by Division

Division 01 = 1, Division 02 = 4, Division 03 = 5, Division 04 = 7, Division 05 = 6, Division 2R = 0

New Business:

Renter Information form – J. Ingemi and S. Smart

There was discussion on the advantages of knowing who is living in the Community, at least for Compliance purposes. A motion was made by S. Smart and seconded by K. Summers to send the form to the Board for approval. Motion passed.

Member Not in Good Standing Letters for Fines – J. Ingemi

A motion was made by E. Stember and seconded by B. Bakken to approve the “Member Not in Good Standing” letters to be sent for delinquent fines. Motion passed.

Membership Roster updates (including possible rental units) – K. Summers

Dog issues? What can we do? Old Bylaws, RCWs vs. County

There was discussion on what we should be doing on the “dog” issues plaguing the community. There seems to be more and more of them, with at least 2 cases involving attacks and biting, and the numerous loose dog issues. There is a movement (unorganized at this point) to change the Bylaws and Resolutions to include removing aggressive and dangerous dogs from the community. More to follow on this.

A number of cases have gone to Legal and we are working on getting more prepared to go? – K. Summers/J. Ingemi

We have requested our attorney to review 3 or 4 cases for an injunction. There have been at least 2 letters sent concerning these. We have also seen that a number of liens have been placed on properties and should be discussing foreclosures as well.

We still have trailer issues and need to make sure that we check for people living in trailers over the winter months. We We have had one hearing so far and are awaiting the Hearing Committee’s decision. - K. Summer/J. Ingemi.

Open Discussion: General discussion.

Adjournment:

A motion was made by B. Bakken and seconded by T. Ingwaldson to adjourn. Motion passed.

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Email: <mailto:mail@lakelimerick.com> Web site: <http://www.lakelimerick.com>

Date:

Name

Address

City, State Zip code

Division – ## Lot ###

Please be advised that your status has been designated a “**member NOT in good standing**” in accordance with the Lake Limerick Bylaws.

Article I.

General. Although the Board of Directors acts in most instances on behalf of the Association, the primary authority of Lake Limerick Country Club rests with its members. Members are the legal owners or contract purchasers of residential lots within the jurisdiction of Lake Limerick Country Club. Members elect directors to the Board of Directors, approve or disapprove the annual budget and further financial proposals, and vote on initiatives or referenda. **Members are responsible for complying with all Association requirements, including paying in a timely manner all assessments due to the Association, and respecting the covenants and other applicable rules.** Membership is appurtenant to ownership of each lot in Lake Limerick Country Club. No member may withdraw membership except by transfer of ownership. Each member in good standing has the right to use Association property and facilities, and to permit guests and family members to do so as well; all pursuant to Lake Limerick Country Club’s reasonable rules and regulations. Each member in good standing also has the to apply for approval of permits for building and other plans and/or activities, to participate in Association activities, and serve on the Association Board of Directors and its committees.

Failure to comply with Lake Limerick Country Club’s covenants and other rules, including the obligation to pay assessments, may result in loss of status as a member in good standing, as set forth in Article II, section C below, and therefore loss of the rights to use such property and facilities, including the Lake Limerick Country Club water system; to make such applications; and to participate in such activities and serve on such Board of Directors and committees. This loss of status will apply to the members personally as well as their rights with respect to each of their lots.

Each member is personally responsible for the actions of himself or herself, and all guests, family members and tenants, as they relate to the facilities and operations of the Association, its governing documents, and other Association rules and regulations and other requirements. Each member also has all of the rights and responsibilities conferred by Lake Limerick Country Club covenants and governing documents and other Association rules and regulations, as well as state law.

Section F. § 5

Members in Good Standing. These are members with no current substantial Protective Covenant or other rule violations; and those who are no more than 90 days delinquent in the payment of any amount due to the Association unless a repayment agreement has been reached and is complied with.

Article II. Sections B. & C.

B. Voting Rights. Only members in good standing are eligible voters. A member in good standing who is an owner or purchaser of a lot may cast one vote. Multiple owners of any lot shall designate who shall cast the vote for said lot. One vote may be cast for each lot. Any one member may only cast one vote, regardless of the number of lots owned. For example, a husband and wife who own three lots may cast one vote each, or a total of two votes.

C. Members in Good Standing. Members shall not lose their status as members in good standing unless the Board of Directors acts to change their status, after notice and an opportunity to be heard at a Board of Directors meeting; **or they are more than 90 days delinquent in their payments, unless a repayment agreement has been reached, and is complied with.**

On January 21, 2023, the Board of Directors voted that any member given the designation of a “member NOT in good standing” shall wait another 90 days, from the date that they have cleared their account, on a **probationary period** before they can have their status restored to that of a “member in good standing.”

**Lake Limerick Country Club Bylaws
Article IX Assessments**

Paragraph G. Assessments. The following are included in the meaning of “assessments:”

Paragraph G. § c. Fines. *Any fines, pursuant to a system for the imposition of fines for violation of Lake Limerick Country Club covenants and/or rules, as adopted by the Board of Directors.*

Paragraph G. § e. Expenses and Fees. *If the Board of Directors is required to expend any funds, with or without litigation, in pursuit of the collection of any assessments, as defined herein; the assertion of or defense to any claims regarding the authority, jurisdiction or exercise of any of the powers of the Association, the correction of any violation of Lake Limerick Country Club covenants and/or rules, or with regard to any other dispute concerning its actions and/or powers, all expenses, including but not limited to attorney, accountant, other expert, title report and surveyor fees; lot condition remediation costs; and all other costs of litigation, including court and discovery expenses, and any and all other amounts reasonably expended in the process of collection, dispute resolution or correction, shall be paid by the member responsible.*

As a member of the Lake Limerick Country Club, you have the right to appeal this decision to the Board of Directors at the above email address within fifteen (15) days of receipt of this letter using the address listed above.

We look forward to your immediate action with respect to the above violation(s).

Respectfully,

Lake Limerick Country Club
Board of Directors