

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

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LLCC Community Compliance Committee Meeting (HYBRID)

Friday, January 12, 2024 @ 10:00AM

Join Zoom Meeting

<https://us02web.zoom.us/j/83668095851?pwd=R2J0ZVNNTIQrczVzVDIyaXpxTWFXQT09>

Meeting ID: 836 6809 5851

Passcode: 592997

Meeting Minutes

1. Call to Order and Roll Call:

a. Members Present: Brian Smith – Chair; K. Summers –Vice Chair; E. Stember; J. Ingemi; B. Bakken; S. Smart; Tamy Fletcher

b. Excused:

c. Absent:

d. Guests: Dean Dyson

2. Approval of Previous Minutes: John Ingemi moved approval, Brenda Bakken seconded, passed unanimously

3. Additions or Changes to the Agenda: None

4. Status of Motions to the BOD requiring feedback from BOD:

5. Chair's Opening Comments: Brian Smith greeted the Committee to the first meeting of the new year. John Ingemi congratulated the Committee's contribution on several achievements over the last year: Trailer across from Olde Lyme park is to be torn down and replaced; there are several new homes in the Olde Lyme area.

6. New Business: None not on register

7. Old Business:

a. **Trailer Overwintering:** Of the two locations remaining in violation, Div 03 Lot 087 has moved his trailer after receiving a fine notice. Div 2 Lot 118-120 has requested an appeal. (Trailer verified as moved 1/13/2024. Will remove from register next month)

b. **Fine Processing:** Committee follow-up needed. During last month's discussion of this item Tamy Fletcher inquired as to the adequacy of the processes by which routine assessments in arrears are treated, and how non-routine assessments like compliance

finer are collected. There is an established process adopted by the BOD for the collection of delinquent dues and water payments, but not specifically for fines. The group agreed it would be useful to develop an official process for dealing with compliance related fines to guide Committee, office staff and BOD actions. Tamy Fletcher volunteered to lead an effort to develop a standard process with committee member assistance.

- c. **The ongoing Clonakilty saga**—There was a site visit on Dec 28. John Ingemi attended, and can update the committee. Also attending were BOD President and Vice President and Christy Smith from staff, along with Mr. and Mrs. Potter (owners) and attorneys for both LLCC HOA and the Potters. Have requested from BOD President the status of ongoing foreclosure and a possible deadline for compulsory cleanup allegedly mentioned at the site visit by LLCC's atty.
 - d. **Status of last past motions to the BOD:**
 - 1) **MOTION: Karen Summers moved, and Ed Stember seconded, a motion requesting the BOD initiate Delinquency Foreclosure proceedings against the owners of Div 04 Lot 152 due to a long history of violations of the applicable Declarations of Restrictions and non-payment of assessments. Motion passed unanimously. BOD referred to BOD Treasurer-current status unknown. Status requested from BOD President 1/6/2024.**
 - 2) **MOTION: John Ingemi moved, and Karen Summers seconded, a request to the BOD to seek injunctive relief regarding continuing nuisance and rubbish violations of the Declarations of Restrictions at Div 05 Lot 027. The relief should require the owner to clean up the property by a date certain, or LLCC can exercise its right per the Declarations to enter and clean it up the property at owner expense. Current status unknown. Status update requested from BOD President 1/6/2024.**
 - 3) **The Committee also requests an update from the CAM on the probate issues concerning Div 04 Lot 004 which are impeding property cleanup. BOD referred to BOD treasurer to pursue probate status of property. Current status unknown. CAM position currently vacant. Status update requested from BOD President 1/6/2024.**
8. **Register Review and Update:**
 - a. To be removed from the register: 02-117; 03-300; 05-010; 05-121 (this is a BOD and Water Committee issue).
 - b. Other changes noted on the current register.
 9. **Adjournment:** John Ingemi moved to Adjourn, Brenda Bakken seconded, motion passed unanimously

Compliance Register

Div/Lot	Rental?	Current Date and Complaint	Complaint History	Action / Proposed Action	FINES/LIENS
01-176	yes	09/06/23 Grass still uncut. 7/3/2023 - grass 4 ft. high. Fire danger.		Reviewed 2024012 "Ghosts" appear to be worst problem. Send letter if and when grass becomes a nuisance again and/or receive additional complaints.. 11/6/23 verify trash and grass--send letter; 09/03/23 send another letter 07/06/23 - send letter with warning. 09/06/23 grass still high--send another letter	
02-118	no	Overwintering trailer	Received 20231107 warning letter--move traler of be fined.	20240113 trailer has been removed. Case closed. 20231213 requested appeal hearing before being fined--has several adjacent lots with one residence and is storinig 2 travel trailers on them. Forwarded to Hearing Committee 20231213. May have moved trailer subsequent to request. JOI to verify status.	
02-295	yes	February 2023 - tenants using lake for fishing and kayaking	Ongoing	1/2024. BOD has not acted to resolve this issue, Comp Committee should continue to process complaints when received until frther guidance provided by BOD. 11/6/23 Guidance requested from BOD on STR guests' use of amenities--continuing to get complaints; New fine letter needed 05/14/23 - we need further direction from our attorney because the violations are continuing and are blatant. 04/03/23 - reviewed at Compliance Committee. 02/13/23 - issue at the attorney's office. 02/02/23 - fine letter sent and warning of further action if this continues.	\$600.00 fine sent. 03/17/23. - litigation.
03-008	no	AZ 02/20/23 ongoing - derelict vehicles		1/2024-Spruell responded with a call to the office 20231229--was told by Rhonda he could have until 20240130 to move the car. KS heard from Spruell that thte car is his son's, and he does not have title, so no wrecker will take. Brian to check with BB's buisness partner on dealing with county to remove derelict vehicles from private and in this case public property (road). 11/6/23 One vehicle gone-one remains on street--send letter directing getting rid of remaining vehicle; A derelict vehicle fine of \$1,200.00 needs to be sent.	Fine letter to be sent. \$600.00.
03-085	no	202208 requested exception for oversize boat on Lake Limerick. Office issued permit in error. 20230823 Lake Dam Committee issued a notice of infraction to owner. Subsequently Compliance letter issued 20230901 informing owner boat had to come off lake at end of season and not come back.		20231216 Owner has appealed to the BOD. BOD is now considering the appeal.	

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03-087	no	11/15/23	Same Issue last year	1/2024--Trailer had been moved after second fine letter sent. Overwintering travel trailer with no house on lot, no house permitted and under construction. 20231204 \$600 dollar fine letter sent and received--given two weeks to remove trailer. 20231222 \$1200 fine letter sent and given 3 weeks to remove trailer.	
04-004	no	09/09/21 - property owner died. Waiting to learn the disposition of derelict vehicles.	01/09/23 - discussed what to do with this. Send to attorney? 04/26/22 - complaint filed for house being vacant since 11/21 and rodent and rat issue on property. Derelict vehicles are still on property. Power was shut off in February 2022. Currently not liveable. John I. 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.	Status unknown. Status update requested from BOD President 1/6/2024. 20231216 BOD assigned to Treasurer for follow up. Suggest BOD work with HOA Atty to resolve probate status and find a way to clear the lot of junked vehicles and rubbish. 20231202 BOD again requested to have someone or attorney determine status of estate in the absence of a CAM. 11/7/23 Committee request BOD/CAM determine status of probate to identify options moving forward; 09/06/23 Need to determine statu of Probate 05/14/23 - A "Not a Member in Good Standing" letter was approved by the Board but don't know who to send it to. 04/03/23 - reviewed at Compliance Committee. 01/09/23 - discussed what to do with this. Send to attorney? 12/05/22 - need some assistance on this as property owner died and s.o. is not helping us. 09/10/22 - reviewed and still awaiting fine payment. 06/15/22 - will request attorney advice on this one. 04/26/22 - new complaint files as no one living there since 11/21. 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.	Owner deceased, and has made no payments from the beyond 05/01/23 - trying to find out if Squaxin Tribe has any information on this case. 10-04-21 \$600 FINE SENT
04-091	no	202306 Unkempt yard	Warning letter keeps being sent to wrong name, wrong address	ES to check to see if this still a problem--if so send letter to correct name and address	

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04-121	no		HEARING HELD ON 4/04/23	New complaint filed 20231220--starting progressive fine cycle over again--no "Dangerous Dog" signs visible--\$100 fine letter sent 20240106. Tenant had posted complaint on LLCC unofficial Facebook site. Tenant claims dogs are contained and signs posted. Send letter requesting photos demonstrating appropriate Dangerous Dog signs are in fact posted and visible, and there is a completely fenced and roofed enclosure in the yard for the dangerous dog. 06/05/23 - another fine letter sent for refusing to follow "Dangerous Dog" restrictions. \$1,000.00 fine on 05/19/23. 05/14/23 - As a result of the hearing and a "Not a Member in Good Standing" letter he had requested a payment plan to pay off the fines. He will send in \$100.00 per month until it is paid. 05/01/23 - payment plan should be done today. 04/03/23 - reviewed at Compliance Committee. 02/13/23 - case reviewed. Sent a \$1,000.00 fine for his dog attacking a member picking up his mail. 01/09/23 - Reviewed and need to send reminder letter on fine payment. MNIGS on invoice? 12/05/22 - reviewed and awaiting payment. 09/10/22 - reviewed and still awaiting fine payment. 08/17/22 - K. Summers had spoken to Mr. Lahore after witnessing him chasing his dog down the street. His comment: "I guess I have to pay the \$600.00 dollars." 06/24/22 - second fine letter sent for continuing violations and no response for owner. 06/15/22 - K. Summers stated that there has been no response from the property owners and a day or so ago their dogs were running around the neighborhood (photos taken) New letter to be sent with a further fine. 05/25/22 - fine letter sent with fine in abeyance awaiting a response from property owner	On payment plan 10/02/23 05/19/23 - dangerous dog fine letter sent. \$1,000.00 for violation. 02/10/23 - \$1,000.00 fine sent. 06-24-22 - \$500.00 fine letter sent. 05-25-22 fine letter sent \$100.00
04-150	no	10/27/20 - trash, junk, garbage and debris.	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 property, they are cleaning up. 11/2/20 Received E-mail they would be cleaning up trash.	1/12/2024--Refer to HOA Atty to seek ability to enforce clean-up provisions of the Declaration of Restrictions for Division 420231201 \$1800 fine letter. 11/7/23 Determine status of clean-up and if nuisance rubbish is present send \$1800 fine letter; 05/14/23 - She came in and set up a payment plan and signed a promissory note. She did receive a "Not a Member in Good Standing" letter which made her come into the office. 05/01/23 - need to send foreclosure and collection letters. 04/03/23 - reviewed at Compliance Committee. 02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Reviewed and need to send a reminder letter on fines? Also MNIGS on invoice? 12/05/22 - Reviewed and sent another letter. 09/10/22 - reviewed and still awaiting fine payment. 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 needs more cleaning. 02/03/21 Still need to visit. 1/6/21 need to visit again to see if can clean up better 12/2/20 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.	On payment plan 10/02/23 05/01/23 - need to send collections letters and maybe foreclosure letters. 06-30-21 \$600 FINE SENT 10-04-21 1,200.00

Compliance Register

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04-152	no	11/16/18 thru 2/21/23 Overwintering trailers.	Ongoing on trailer overwintering, trash/garbage, etc.	20231207--rec'd email from owner that they are financial problems, vehicle has died and they are walking. They did not specifically request a hearing. 11/2023 \$600 fine letter sent starting this years progressive fines. 11/6/23 Committee requests BOD initiate delinquency foreclosure against this property...awaiting BOD response. 05/14/23 - A "Not a Member in Good Standing" letter was sent in April 2023 and approved by the Board. 05/01/23 - need to send to legal. 04/03/23 - reviewed at Compliance Committee. 02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 12/05/22 - new letters sent on 11/16/22 for \$600.00 trailer violation and another sent on 12/5/22 for continued violation. 10/10/22 - need attorney letter	No payment plan 10/02/23 11-17-21 \$600 FINE SENT 12-03-21 \$1200 FINE SENT 12-20-21 \$1800
04-152	no	Issues go back to 12/01/18 - trash/garbage, not paying fines.		05/14/23 - A "Not a Member in Good Standing" letter was sent in April 2023 and approved by the Board. 04/03/23 - reviewed at Compliance Committee. 02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Reviewed and still awaiting member to pay fine. Should there be a MNIGS? Should there be a reminder letter on fine? 11/05/22 - reviewed and still awaiting fine payment. 10/25/22 - new fine letter sent in the amount of \$1,000.00.	Lien put on property 03/28/23
05-027	no	This register, 09/22/21 and still ongoing, trash, garbage. Seeking legal injunctive relief.	Compliance has received numerous complaints pertaining to dereelict vehicles, trash, junk and garbage that has been accumulated on the property.	1/2024--status of request to BOD unknown. 11/6/23 Committee requests BOD seek injunctive relief to cause clean-up by a date certain or LLCC is permitted to clean per Declarations if date is missed. 05/14/23 - after receiving a "Not a Member in Good Standing" letter (approved by the Board in April 2023, she called the office (04/20/23) and I had to speak with her. I told her she needed to come into the office and create a payment plan/promissory note or we will start foreclosure proceedings.04/03/23 - reviewed at Compliance Committee. 02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - CAM looking at preparing case for foreclosure. 12/05/22 - filed reviewed with extenuating services. 10/12/22 will look at sending this to the attorney. 09/10/22 - reviewed and still awaiting fine payment. 05/01/22 - need to check again with office to see where we are on this. 03/04/22 - wanting to file injunctive relief or foreclose. 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.	

Compliance Register

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05-051	yes	This register, 10/22/21 - trailers, trash, junk, garbage. Legal issue at this point.	Ongoing complaints going back a number of years. Continuous!	<p>1/2024 Status of foreclosure and attempt to compel cleanup unknown. 12/28/2023-- Site visit with LLCC Atty. Tenants have not been evicted--was a different rental property. 11/6/23 Delinquency letter has been sent to initiate foreclosure process; Owner claims to have evicted tenants; 10/8/23--Most of plastic fence removed after receipt of \$1800 fine letter for non-permitted fence. 09/06/23 New non-complying plastic fence erected w/out permit; new tower of trash in violation of Declarations--two new fine letters to be sent. October 2 hearing on injunction delayed to Oct 9. At Oct 9 hearing the judge affirmed LLCC right to enter and cleanup per Declarations, but decided she could be sure if LLCC could differentiate between tenants' trash and treasures. New legal strategy needed. Attorney has filed two injunctions-- need to check status of latest. Needs to be made a priority for HOA leadership. 06/05/23 - On 5/19/23 R. Milliman stated that our attorney's office stated that John Potter's attorney asked for 2 weeks and he will have the property cleaned up. It is now past that date and it is still a mess. Pics taken today. 05/14/23 - A "Not a member in Good Standing" letter was sent in April 2023 and approved by the Board. Also, we just received a Court Injunction and are trying to determine the best way to utilize it. 05/01/23 - IN LEGAL. 04/03/23 - reviewed at Compliance Committee. 02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Letters sent on trailers. Check legal status. Also, what is the MNIGS status? 12/05/22 - new trailer violation fine sent. LEGAL 10/25/22 - new fine letter sent for \$1,800.00. 10/10/22 - letter to be sent to property owner and need to copy file for attorney. 09/29/22 - two more 09/10/22 - will consult new legal reps on this case. 06/15/22 - case in legal review. 05/01/22 - Need to check with the office again to see where we are with the attorney on this. 03/04/22 - awaiting attorney report. 02/14/22 - LLCC is filing for injunctive relief. 11/22/21 Fine letter sent. 10/22/21 Fine letter sent.</p>	<p>10/25/22 - another \$1,800 fine letter sent 10/23 11-22-21 \$1800 FINE SENT 10-22-21 \$1200 FINE LETTER SENT.</p>
05-100	no	01/05/21 - burning trash, garbage, junk,		<p>05/14/23 - A "Not a Member in Good Standing" letter was sent in April 2023 and foreclosure letters sent as well. Liens have been applied. 04/03/23 - reviewed at Compliance Committee. 02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Reviewed and need to send reminder letter to pay fine. Maybe a MNIGS notice on the invoice and issue of water shutoff. 12/05/22 - reviewed and awaiting payment, 10/10/22 - reviewed and awaiting fine payment. 09/10/22 - reviewed and still awaiting fine payment. 06/15/22 - fine still not paid. 02/14/22 - Still waiting for fine payment. 0/05/21 \$600.00 fine sent.</p>	<p>05/01/23 - Lette sent for NAMIG. 10-05-21 \$600.00 FINE SENT</p>

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05-100	no	Ongoing, 08/02/21 - 10/23 overwintering a number of RVs and has people living in them.	We have documented evidence of several vehicles and trailers that have not moved in many years on property. 4/5/2022 - New Complaint on trash, garbage, junk being covered up by a tarp.	Needs follow-up to verify and then initiate further action. 04/03/23 - reviewed at Compliance Committee. 02/13/23 - case reviewed and need to send a "not a member in good standing," letter. 01/09/23 - Reviewed and need to send reminder letter to pay fine. Maybe a MNIGS notice on the invoice and issue of water shutoff. Trailers are still there and occupied. 12/05/22 - sent another fine letter for trailer violation. 10/10//22 - will be sending new trailer letters and will look at sending to the attorney. 09/10/22 - reviewed and still awaiting fine payment. 4/5/2022 - a new complaint filed. A pile of garbage, trash and junk covered by a tarp and being held down by a pallet. 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