

Architectural Committee

Minutes

July 8, 2017

9 A.M.

Meeting called to order: Samantha Franklin called the meeting to order at 9:00 AM.

Chairperson's opening comments:

Committee Members' Attendance:

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

Guests: Ed Irvin, Dale Johnson, Chris Daufen, Herm Feist, John Marshall & Christy Smith

Approval of Agenda

- **Approval of Previous Minutes:** Rhonda Maynor moved approval of the June 10, 2017 minutes, seconded by MaryLou Trautman.
- **Correspondence Old/New Business**
 - Correspondence: None not related to complaints and permits
 - 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
 - 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.**

- **Permits**
 - **New Permits**

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

- **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 room	3042	Still needs to pay	Approved
Div 2 Lot 276 610 E St. Andrews Dr	Jerry Heinlein	Boat Lift	3044	Paid office	Approved

- **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	11/14/15- See New Applications – paid \$100 fine and agreed to: Clean up garbage on lot/ no living in shed/ remove tires from shed and have above completed in 1 month.

			<p>12/12/15 – Keep on agenda</p> <p>1/9/16-Keep on agenda – garbage needs to be picked up</p> <p>3/12/16- sent letter reminder to clean up</p> <p>5/14/16 – Send letter with pics fine pending</p> <p>6/11/16 – Send letter \$500 fine also remove no trespassing sign</p> <p>7/9/16 – wait 1 month Note: Certified letter returned</p> <p>8/13/16 – fine bill just sent if no response in Sept send letter that if not cleaned in 60 days Lake Limerick will clean the property and he will be billed for cleanup and disposal fees.</p> <p>9/10/16-Brian will check file and send letter see pics-outdoor shower and added trash. Kathy will check with the Health Dept</p> <p>10/6/16 – Letter Sent Nov 4 deadline</p> <p>11/12/16 – Carrigan Peterson attended meeting and said trailer has been removed. Requested waiver of fines. Said purchased lot for material storage. Told that was not allowed use of LLCC lots. He stated cleanup will be completed by end of December and if building material left temporarily it will be neat. Given info on appeal process for fines assessed.</p> <p>1/14/17 – Sent letter \$1000 fine –(not sent)</p> <p>2/11/17 – Check with office and verify address – send letter with \$1,000 fine to updated address.</p> <p>3/11/17 – Samantha Franklin made a motion, seconded by Rhonda Mayner to request the Board take legal action against Carrigan Peterson to clean up property. Motion Passed</p> <p>4/7/17 – <i>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</i></p> <p>7/8/17 – All actions items will be removed from next agenda, except a reference to the length of time this complaint has existed without remediation by the owner and the most recent action.</p>
Div 4 Lot 049 261 E	Troy Thompson	Multi derelict vehicles	5/14/16 – Send letter – multi derelict vehicles on property and road- send pics

Balbriggan Rd			<p>6/11/16 – Send \$100 fine letter</p> <p>7/9/16 – Sharon will check property</p> <p>8/13/16 – per Sharon some improvement/fine bill just sent</p> <p>9/10/16 – Letter thanks for cleanup but the derelict vehicles need to be moved.</p> <p>11/12/16 – Howard Cornehl made a motion, seconded by Laura Berlin to send \$500 fine for derelict/inoperative vehicles. Motion Approved</p> <p>11/28/16 – Letter sent with fine cleanup to be completed by Dec 15</p> <p>12/10/16 – Marylou Trautmann made a motion, seconded by Rhonda Mayner if not cleaned up by the 15 send \$1000 fine, copy of county hulk vehicle rules, and list of charities that will accept vehicles. Motion Passed</p> <p>12/15/16 – Previous fine letter of \$500 not sent certified. Letter resent along with bill and hulk vehicle rules sent certified.</p> <p>1/14/17 – Send \$1000 fine and letter Note: Letter and Fine not sent owner made contact with office</p> <p>2/11/17 – Send letter with info on how to get rid of junk vehicles. If not cleaned up fines will increase</p> <p>3/11/17 – Keep on agenda check back next month</p> <p>4/8/17- New complaint loud music/junk cars – Send \$1000 fine letter if not cleaned up before May Arch Mtg fine will be issued also possible loss of good standing</p> <p>5/5/17- 3rd complaint received letter sent out asking to verify phone # to discuss complaint.</p> <p>5/13/17 – Get phone # from office for mother and issue \$1000 fine with note on how to appeal.</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>7/8/17 – All actions items will be removed from next agenda, except a reference to the length of time this complaint has existed without remediation by the owner and the most recent action.</p>
Div 4 Lot 4	Angela	Derelict Vehicles	5/14/16 – multi derelict vehicles

<p>171 E Barnsby Place</p>	<p>Lopeman</p>	<p>6/11/16 – Send \$100 fine letter 7/9/16 – Derick said will clean up in 60 days will attend Sept mtg 9/10/16 – No attendance at mtg, Issue \$100 fine and remove all derelict vehicles by Oct 5 11/12/16 – Howard Cornehl made a motion, seconded by Linda Berlin to send \$500 fine for derelict/inoperative vehicles. Motion Approved 11/28/16 – Letter sent with fine cleanup to be completed by Dec 15 12/10/16 – Marylou Trautmann made a motion, seconded by Rhonda Mayner if not cleaned up by the 15 send \$1000 fine, copy of county hulk vehicle rules, and list of charities that will accept vehicles. Motion Passed 12/15/16 –Angela called office and will respond to letter within week 1/14/17 – Send \$1000 fine and letter – Note fine and letter not sent due to letter from homeowner 2/11/17 – Send letter with info on how to get rid of junk vehicles. If not cleaned up fines will increase 3/11/17- Letter from homeowner respond with letter – get rid of 2 derelict vehicles, vehicle under tarp, fix fence and remove trash by April 1 or added fines at next meeting. 4/8/17 – No change-send \$1000 fine and possible loss of good standing – letter sent 4/17 and fine issued. 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 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 7/8/17 – All actions items will be removed from next agenda, except a reference to the length of time this complaint has existed without remediation by the owner and the most recent action.</p>
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Div 1 Lot 201 680 E Aycliffe	Doris Dodd – McCarthy & Holthus	Abandoned Home	<p>Send letter to bank – remove derelict vehicle and trash inside house</p> <p>10/8/16 – email from law group that their client cannot do preservation work in WA. Sam will check to find who is resp for property</p> <p>11/12/16 – Sam will provide contact info to Brian and Sam and Brian will draft letter</p> <p>12/2/16 – Letter sent \$100 fine and 10 days to complete cleanup</p> <p>1/14/17 – Send \$500 fine letter and find out why this is in legal</p> <p>2/11/17 – New info on Co that is now responsible for property. Will send intro letter and office meeting with lawyer on Monday</p> <p>2/23/17- Fax sent to Seterus asking for a response</p> <p>3-11-17-Response is they cannot do work in WA State because of Jordan VS Nationstar ruling. Notified if not cleaned fines would be issued. Reply and try to get current owner info</p> <p>4/8/17 – No change or info in county records – Send \$1000 fine to Seterus and copy to Leretta LLC 4/17 Fine issued and letter sent</p> <p>4/27/17 – Response from Seterus according to client “I do not have permission to maintain property.”</p> <p>6/6/17 – Property is going up for auction 6/9/17 from Bank of America. Verified \$1000 fines was issued.</p> <p>7/8/17 – All actions items will be removed from next agenda, except a reference to the length of time this complaint has existed without remediation by the owner and the most recent action.</p>
Div 3 Lot 216	Dan Rodius	New Home walls up then const stopped	2/28/17 Sent letter original permit has expired. Needs new permit and

1941 E St. Andrews Dr		several years.	<p>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>
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>
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>
Div 1 Lot60 191 Ballantrae Drive	Craig & Deborah Kelly	Replace boards on dock	<p>4/8/17 Before consider dock application, shed on property needs to be moved 5 ft from property line and 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</p>

			<p>– hold while seeking info.</p> <p>7/8/17 – Brian will send 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</p> <p>7/8/17 – Dues and water are up to date. Office provided address. 4321 Cloquallum, Shelton, WA 98584</p>
Div 4 Lot 169 2570 Mason Lk Rd	Lydia Masalign	Rv's in stream buffer possible chickens	<p>4/8/17 – Send letter no chickens/ rv in stream buffer needs to be 50 ft from stream</p> <p>4/24/17 – Homeowner called and they will be getting rid of rv's</p> <p>6/13/17 – Contact complainant see if moved if not \$100 fine</p> <p>7/8/17 – RV has been moved from stream bed. Issue resolved and will be removed from next agenda</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 contacted Committee to protest that problems have not been corrected. Issue \$100 fine if neighbors still believe problem exists.</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>
Div 4 Lot 123	Andrew Rinard	Graffiti on back of garage, motor home on	5/13/17 – Ask complainant to send pics property not visible from road

551 E Dartmoor Dr		property being lived in with no septic also tarp on roof/ trash	6/10/17 – Pics received and letter sent to homeowner. Homeowner has responded 7/8/17 – Terry spoke with person who filed complaint. Issue is resolved and will be removed from next agenda.
Div 4 Lot 137 520 Dartmoor	Yanco Aparicio	Travel trailer has been put in as permanent structure	5/13/17 – Already on agenda will need to be moved by 11/15/17 send letter in August 2017
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.
Div 4 Lot 65 261 Dartmoor	Bruce & Patricia Haskell	Pile of tires on lot	6/10/17 – Letter sent 7/8/17 – Tires are gone. Issue is resolved, item to be removed from next agenda.
Div 4 Lot 66 241 Dartmoor	Deana Sinks	Derelict vehicles, broken swing, trash in yard/porch	6/10/17 – letter sent 7/8/17 – Clean up has been completed. Item to be removed from next agenda.
Div 2 Lot 184 221 E St. Andrews Dr	Jack & Patricia Smither	New home has wood in front yard/weeds	Send letter 7/5/17 – Terry B called homeowner will be cleared up next week 7/8/17 – Issue resolved, remove from next agenda.

- **New Complaints - General**

Div/Lot	Member Name	Problem	Recommendations
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.
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.
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.
Div 3 Lot 28 130 Way to Tipperary	Ken & Dixie Sherting	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.

b. Complaints – Dogs

Div 4 Lot 21 100 E Barnsby Place	Gary Coma	Loose dogs	4/28/17 – Letter sent 7/8/17 – No response. Send 2nd letter, 14 days to respond or \$100 fine
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
Div 4 Lot 177 40 E Olde Lyme Road	Jon Fredin	Barking Dogs	5/10/17 – Letter sent 7/8/17 – No response. Send 2nd letter, 14 days to respond or \$100 fine
Div 1 Lot 68 E 20 Tiree Place	Tamara Cowles	Aggressive pitbulls (2)	Send letter 7/8/17 – Letter Sent
Div 2 Lot 138 460 E Penzance Rd	Jeffry Green	Loose dog	6/13/17 - Send letter 7/8/17 – No response. Send 2nd letter, 14 days to respond or \$100 fine
Div 1 Lot 63 151 E Ballantrae Dr	Martha & Jefferson Sandquist	Almost constant barking dogs (2)	7/8/17 – Send letter

- **Comments from Guests**
 - **A member complained about heavy traffic in and out of a residence near Old Lyme Park, a derelict car parked near the park, and another problem residence nearby. The committee will investigate.**
- **Motions to the Board of Directors:**
 - Samantha Franklin made a motion, Rhonda Mayner seconded to eliminate winter trailer permits. Go back to guidelines common to all divisions section 3 – Trailers, campers and tents will be allowed by owner/members between April 1 and November 15 in any given year. They will also be allowed at other times if the required building permits (Club and Mason county) have been obtained and a permanent building is actually under construction. Travel trailers, campers and tents are permitted on weekends or other short periods between November 16 and April 1 provided they are removed after each brief use. Motion passed.
 - Samantha Franklin made a motion, Rhonda Mayner seconded to provide the board with a copy of the revised Architecture guidelines for eventual approval. Motion passed.
- **Meeting Adjourned:** Meeting was adjourned at 11:35 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