

Lake Limerick
Community Compliance Committee
Minute of Meeting
December 5, 2018

Call to Order: The meeting was called to order at 5:30 on by John Ingemi – Chair

Rollcall: Present: John Ingemi, Karen Summers, Laura Berlin, Leslie Roswell, Rhonda Mayner, Brenda Bakken, Kathy Jensen, Gayle Johnson, Susan Smart, Mary Lou Trautmann, Connie Wong, Sharon Hamilton

Agenda: See attached for above date.

Old Business:

A motion was made by Susan Smart and seconded by Gayle Johnson to approve the minutes of the meeting held on November 14, 2018. Motion carried.

Compliance issue: Pettyjohn. A letter prepared by the Compliance Committee pertaining to the vicious dog (Committee has video on hand of dog attempting to attack a neighbor) will be reviewed/ sent by the Board as it involves fines. J. Ingemi noted that this matter has been ongoing for too long. The neighbors are being terrorized by this dog. Mason County Sherriff's Office says it doesn't have an Animal Control Officer anymore and action should be taken by the LLCC HOA. And, they will only act on Mason County Ordinance 101 – 98 if something happens to someone. Sharon Hamilton noted that she will clarify if the letter can be sent from the Committee vs the Board. J. Ingemi noted that the daughter of Pettyjohn now has Power of Attorney for Mr. Jack Pettyjohn. Mr. James G. Pettyjohn is the owner of the dog and has been living with his father for over a year.

Compliance issue: Trailers/tents- M. Trautmann /L. Berlin reported on vacant lot trailers in violation to our overwintering policy (Resolution 2018-01.) As M. Trautmann and L. Berlin went through the list, it was clear that many were gone as a result of letters being sent. A couple were changed to "no violation" upon double checking and discussion. S. Hamilton is investigating the validity of a few requests for overwintering permits due to building a structure within a year, in particular – 281 E Ballantrae Dr. At 191 E Ballantrae/ Kelly's requested an exception, but the Board denied it. They will be required to remove the trailer. A letter was sent to that effect. J. Ingemi will contact Mason County Environmental Department about Derek Gronquist, Division 4, Lot 167/361 Balbriggan Rd, and Division 5, 220 E Peebles Ct / Randy Ayala. We are waiting on a current report that was filed on November 20, 2018, by J. Ingemi on the Ayala property. These two lots are eye-sores and extreme fire hazards and need to be acted upon. J. Ingemi will check with the Fire Department to see who investigates living areas that may be fire hazards to their neighbors and the Community-at-Large.

Compliance issue: The Committee and members/neighbors will be meeting at the Great Hall with Detective Sargent from Mason County Sherriff's Office on Thursday, December 6, 2018 at 6:00 pm to discuss what can be done with the seemingly drug activity in the house at 141 E Dunoon. Sharon Hamilton will notify/email/invite Board Members to attend as well.

Compliance issue: Kimberly Cook/51 E Dunvegan has hit the limit with fines. Dog issues, son living in trailer on property, broken gate, property unkempt, etc. If she is not a “member in good standing,” (HOA dues current) the Committee will recommend shutting off the water supply to the property.

A motion was made by C. Wong and seconded by K. Jensen to request from the Board that the Committee have the authority to impose fines and take actions against non-compliance issues. Motion carried.

Any Compliance Committee Member may request a picture I.D. name tag from the office, so it is clear when they are out in the public that they are serving the Community as part of the Committee. Christy will make up an I.D. if you provide her with a picture. If Committee Members provide a picture to Christy, she believes she can make up the ID with supplies she has in the office, meaning little or no additional costs to the HOA.

ADDENDUM: On the above matter concerning ID name tags, it was noted on Thursday, December 6, 2018 that we never voted on this in order to send it to the Board for Approval. So, through email, “A Motion was made by Susan Smart and duly seconded to have picture IDs available for members of the LL Community Compliance Committee for the purpose of identification while performing rounds within the Community.” Motion passed unanimously.

A motion was made by K. Jensen and seconded by S. Hamilton to approve the Resolution which was written by K. Summers, J. Ingemi and S. Hamilton and which denotes the establishment of the Lake Limerick Community Compliance Committee presented by Chair J. Ingemi. Motion carried unanimously.

All members agreed the Compliance Committee meetings will be held the first Wednesday of every month at 5:30 pm.

J. Ingemi noted that the Board is working on resolving the “bump” on Mason Lake Road, located at the entrance to Olde Lyme Road, that was caused by a broken water pipe last spring – noted from the Oct. Board Mtg. Minutes. He will bring it up at the next Board Meeting to get an update.

271 E Shetland Road was recently sold and it seems they are operating a business. B. Bakken, G. Johnson & L. Roswell will look into this matter and report back to the committee as to what kind of business and is it violating any of our CC&Rs. We currently have many semi-tractor trailers 18 wheelers driving along our roads heading to this property.

K. Summers noted that the home on 30 E Glamis Road is County condemned and has no water supply, but suspects that someone is living there. J. Ingemi and K. Summers will further investigate this matter.

A motion was made by L. Roswell and seconded by M.L. Trautmann to adjourn the meeting at 7:00 pm.

Respectfully submitted,

Brenda Bakken / John C. Ingemi

DIV – LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	ACTION
01-117	Russell Baskin	820 E. Ballantrae Mailing: 1010 W. Skokomish Valley Road	Land Clearing and New Home Construction without permit – STOP WORK ORDER	4023	12/12/18 – Permit history archived. Requesting BOD approval to add \$50 permit application fee to member account.
02-165	Karen Humphries	191 E. Road of Tralee	STOP WORK – New/Replacement Deck		12/10/18 – Permit history has been archived. No new construction has taken place.
DOCKS	Multiple	N/A	Repairs – Replacements	N/A	Permit #'s 4003, 4004, 4005, 4010, 4020 were issued per the LakeDam committee for members to repair or replace docks. Details available upon request.
02-076	Joseph & McCall Ritter	781 E. Road of Tralee	Lot Cleared – No permit on file		9/24/18 – Member complaint verbal. Land has been completely cleared with no permit application on file. 10/17/18 – Need a member of new Arch committee to follow up. 12/12/18 – New home construction taking place. Requesting BOD approval to send the attached STOP WORK letter.
03-304	Doug McTurnal	21 E. Glamis Court	24 x 24 Detached Garage	4013	9/30/18 – Member resubmitted previously rejected permit application due to front lot line setback not being met. Plans have been changed to meet setback. Color and siding to match existing residence. Recommend approval.

					10/20/18 – BOD Permit approval 10/20/18. Permit #4013 issued pending application fee. 12/12/18 – Permit still in office. Fee not paid. Requesting BOD approval to add \$25 permit application fee to member account.
03-305	Douglas McTurnal	21 Glamis Court	24 x 24 Detached Garage	4022	10/19/2019 – Permit application received. Member is proposing a detached garage on vacant lot next to permanent residence lot. All LLCC setbacks are met. Recommend approval. 11/17/18 – Approved per BOD. Pending payment. 12/12/18 – Permit in office. Fee not paid. Requesting BOD approval to add \$25 permit application fee to member account.
02-071	Allan & Susan Sande	170 E. Dunoon	6 x 12 Tool Shed	4019	11/10/18 – Permit application received. All LLCC setbacks are met and structure will be painted to match the residence. Requesting metal roof on tool shed which differs from shingle roof on residence. Recommend approval. 11/17/18 – Approved per BOD. 11/29/18 – Application fee paid via CC.
01-195	K& R Development	600 E. Aycliffe	New Home Construction	4016	11/2/18 – Permit application and plans received.

					<p>11/16/18 – Requesting member of Arch. To contact property owner and act as LLCC contact for building.</p> <p>11/27/18 – Permit application approved. Application fee paid with check.</p>
04-033	Bakken—Jensen	40 E. Dalkeith	Manufactured Home Replacement	4017	<p>11/22/18 – Permit Application Received</p> <p>11/27/18 – Permit approved. Application fee paid with check.</p>
05-030	Newberry—Turner	230 E. Sleaford	Manufactured Home Replacement	4018	<p>11/27/18 – Permit Application Received. Approved. Application fee paid with CC.</p>
01-067	Scott & Jean Kelley	10 E. Tiree	Garage Improvements	4021	<p>11/30/18 – Permit application received.</p> <p>12/7/18 – Permit approved. Application fee paid with check.</p>
01-017	Brian & Linda Smith	701 Ballantrae	Fence Replacement		<p>12/10/18 – Permit application received with \$25 fee. All setbacks and height restrictions are met. Recommend approval.</p>