

Lake Limerick
Community Compliance Committee
Minute of Meeting January 2,, 2019

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

Roll call: Present: John Ingemi, Karen Summers, Leslie Roswell, Brenda Bakken, Kathy Jensen, Gayle Johnson, Susan Smart, Mary Lou Trautmann, Connie Wong, Sharon Hamilton, and honored guest Board Secretary - Samantha Franklin, excused- Rhonda Mayner.

Agenda: See attached for above date.

Old Business:

A motion was made by S. Hamilton and seconded by S. Smart to approve the minutes of the meeting held on December 5, 2018. Motion carried.

A motion was made by S. Smart and seconded C. Wong to approved the updated Committee Resolution No. 2019 – 01, which sets forth the purpose, authority, makeup and operating procedures for the newly formed Lake Limerick Community Compliance Committee. Motion passed.

Compliance Issue: Kimberly Cook, Division 4 - Lot 80, 51 E Dunvegan has hit her limit with fines. The committee needs to defer to the board for guidance. At this time Rhonda Hunt, LLCC employee was passing by and noted that she was told it is not legal to turn off water to a residence for non-compliance if they are current with their water bill payments. We need guidance as Ms. Cook has numerous other violations, including her son living in a trailer on the property.

A motion was made by K. Jensen and duly seconded to have the Board start the process of turning off the water and putting a lien on the property of Kimberly Cook for her refusal to comply with the HOA CC&Rs and/or her refusal to pay any of the fines assessed on her. M./passed.

Compliance Issue: New complaint at 520 E Olde Lyme Road, Lots 52 & 53. It appears someone is living in an RV on one lot and the owner lives in the house on the other. Kathy J. is compiling info on this.

Compliance Issue: Randy Ayala, Division 5 – Lot 112, 220 E Peebles Court, continues to live in a dilapidated trailer with tarps and tents and no septic system. An investigation report has been filed with Mason County Environmental Health and Fire Marshall but nothing has been reported back. John I. will check with the various agencies next week.

Trailers: It was noted that two members received certified letters sent from the Compliance Committee to remove their trailers after they had already been removed. A letter of apology will be sent.

Trailers: Division 1 – Lot 137, Randy Henderson, 261 E. Aycliffe: Currently living in trailer, but state they are obtaining building permits. Will continue to monitor. No building permits are on file at Mason County as of this date. John will check in with him on Monday, January 7th.

The Committee reviewed the rest of the trailers in non-compliance. A second letter will be composed by J. Ingemi, with fines assessed, and sent to those members. M. Trautmann / L. Berlin will drive by these trailers to ensure they are still on site prior to a letter being sent. For all future surveys of trailers, we will document each with date and time.

It was noted that Members of the HOA that receive warning letters of non-compliance and/or fines are entitled to a hearing before the Board President, or his/her designee. We will reference this in our letters of compliance violations. Sharon Hamilton will follow up with actual article, section.

Compliance Issue: Division 4 – Lot 116, 110 E Balbriggan, Jack Pettyjohn. Letter sent 12/17/18 requesting the nuisance dog to be removed. Pettyjohn's son responded with a letter noting he will now be home with the dog and install another section of fence. L. Roswell will speak to the neighbors to see if the issue still remains. If not, a letter will be sent again giving him a probationary period once he pays the fine currently pending.

L. Roswell noted that a new state law has been instated that emotional support pets are no longer recognized and that a

service animal must meet federal laws.

Compliance Issue: Division 2 – Lot 3, 160 E Shamrock, Robert & Robin Brake. Letter to be sent (with fine assessed as this is not the first instance) pertaining to loose and aggressive dog(s) and also a nuisance violation.

The Committee reviewed the LLCC resolution regarding domestic pets adopted by the Board on 2/16/85. Also reviewed was the Mason County Animal Ordinance 101-98 pertaining to dangerous dogs. Connie W. stated she would look at the various resolutions and the MC Ordinance to see if we could use some of their wording in our documents.

It was noted that all letters to HOA members from the Community Compliance Committee will be sent from the Chairperson.

K. Jensen and L. Roswell will head up dogs complaints/issues going forward and will work with other members of the Committee to develop a “process “that will streamline how they will be handled.

Chairman J. Ingemi will speak with Roger Milliman on having access to Microsoft 365 software for the Committee’s use.

How do we know when a fine is paid? Can we get notifications when it happens? Where does the money go?

There will be a sub-committee meeting on Monday, 1/7/2019 at noon to discuss the Compliance Register and outstanding issues and our “process “for handling different issues.

A motion was made by B. Bakken and seconded by S. Hamilton to adjourn the meeting at 7:42 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		12/12/18 – Permit history archived. Requesting BOD approval to issue an LLCC permit number and add \$50 permit fee to member account. 12/16/18 – Request to apply application fee to member account denied.
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		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.

12/17/18 – STOP WORK letter mailed. Tracking #7018 1130 0001 5956 4625.

12/27/18 – Letter returned as “Undeliverable” attempting alternate address.

12/27/18 – [STOP WORK letter sent. Tracking #7018 1130 0001 5956 3710.](#)

12/31/18 – Letter signed for. Email received from member acknowledging oversight on their part.

1/2/19 – [Permit application received. \\$50 permit fee paid.](#)

1/15/18 – Request for BOD to review permit application.

03-304	Doug McTurnal	21 E. Glamis Court	24 x 24 Detached Garage	4013	<p>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.</p> <p>10/20/18 – BOD Permit approval</p> <p>10/20/18. Permit #4013 issued pending application fee.</p> <p>12/12/18 – Permit still in office. Fee not paid. Requesting BOD approval to add \$25 permit fee to member account.</p> <p>12/16/18 – BOD denied request to apply permit fees to member account.</p>
03-305	Douglas McTurnal	21 Glamis Court	24 x 24 Detached Garage	4022	<p>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.</p>

					<p>11/17/18 – Approved per BOD. Pending payment.</p> <p>12/12/18 – Permit IN OFFICE. Fee not paid. Requesting BOD approval to add \$25 permit fee to member account.</p> <p>12/16/18 – BOD denied request to apply permit fee to member account. Directed to hold permit application for further review.</p> <p>1/15/19 – No review of application has taken place. Requesting course of action.</p>
04-166	Kimberly Burling	360 Balbriggan	6' Cedar Fence		<p>1/7/19 – Permit application received in HOA office with permit fee. Requesting to build a 6' high cedar fence to run along an existing wire fence that belongs to the neighbor. All setbacks are met.</p> <p>1/15/19 – Requesting BOD review of permit application.</p>
03-155	Richard & Leanne Milligan	961 Ballantrae	Tear down of existing residence – Rebuild	4025	<p>12/10/18 – Permit application received in HOA office. Permit fee paid.</p> <p>After review, the proposed deck on the rebuild did not meet Lake Limerick waterfront setback. Permit was approved by S.H. after member agreed to remove deck from plans.</p>

02-281	Joel & Kristi Gray	662 St. Andrews	Carport	12/23/18 – Permit application received in HOA office with permit fee.
				1/15/19 – Requesting BOD review of application.
03-135	Valerie & Dave Arneson	2560 St. Andrews	10 x 12 Shed	1/2/19 – Permit application received in office with permit fee. 1/15/19 – Requesting BOD review of application.
01-137	Randy & Lynn Henderson	261 Aycliffe	New Home Construction	1/8/19 – Permit application received in HOA office with permit fee. 1/15/19 – Requesting BOD review all documentation included with permit application. Member is asking for winter trailer exception. Construction plans are available in the office (prints are too large for scanning/copying)