



LAKE LIMERICK COUNTRY CLUB
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Lake Limerick Community Compliance Committee
Minutes of Meeting
February 6, 2019

Meeting called to order at 5:30PM by John I. - Chairperson

Roll call – John I., Karen S., Gayle J., Marylou T., Laura B., Leslie R., Connie W., Kathy J., Susan S., Sharon H., missing Brenda B., Rhonda M.

Motion made by Connie W. and seconded by Karen S. to accept the minutes of 1/2/19 as printed.
M/passed

Correspondence – discussed various letters that were sent. Leslie R. brought up the letter to the owners of the horse ranch property (03 – 501) involving whether commercial vs. residential. We will await their response.

Old Business – trailer update we discussed the various trailers still in violation as well as gains we have made. Gronquist, Ayala, Cook, etc. Hearing request by the Kelly's is in and we're still waiting for the one from Hodo. Other trailer issues are also pending.

Trash had been reported at a couple of sites, but we have made significant progress in that 2 sites have been cleaned and cleared. We are doing property checks every other day on problem areas as well as trying to get Environmental Health and Fire Marshall to get their act together and finish rounds and site visits. I also discussed some of the problem areas with "Security Joe," he was filling me in on all of the things he was seeing during his rounds of the Divisions.

New Business – discussion on the newly established LL Community Compliance Committee and Architecture Committee. Some of us had just attended the first meeting of Architecture before this meeting. Short discussion on maybe rotation of our committee members.

On the issue of trash, junk and garbage piling up on various properties, Leslie R. brought up the question on whether LLCC can mandate that each property be required to have garbage pickup. Sharon H. didn't think we could but will investigate it with the Board.

Motion was made by K. Jenson and duly seconded to adjourn at 7:05PM. Motion passed.

Respectfully Submitted,

John C. Ingemi – Chairperson

DIV-LOT	Property Owner	Address	Complaint	Type	Compliance Contact(s)	Fine Paid	Actions/Status	Comments
01-052	Dan & Jean Hodo	281 E Ballantrae	Overwinter Trailer	T	John		12/10/18 Trailer blocking neighbor view. Owner has permit, checking validity. 12/18/18 1st letter sent certified. Letter received. Waiting for response. Hedge also blocking neighbors view. Trailer must be moved and hedge trimmed. 1/8/19 Property check shows trailer and hedges still blocking view. 1/9/19 Owner responded to \$500 fine letter - is confused. John to rework letter and resend. 1/11/19 Certified \$500 fine letter sent. Owner given 2 weeks to get permits and pay fine. 1/30/19 Trailer violations and permit needs to be revoked 2nd letter received 01/30/19 @ 2:20PM. After numerous correspondence, chair called Dan Hodo (he gave his number) and discussed the over-wintering issue and permit issue. Chair gave him the option of calling or emailing the office with a request for a hearing on the issue of his permit. He stated he will email or call and make the request. Owner sent letter after discussion stating fines will be waived until hearing completed.	
01-088	Dorothy Powter	350 E Ballantrae Dr	1/20/19 Property check revealed trailer on property.	T	John		1/22/19 1st letter sent. 1/26/19 Chair met with owner. Owner looking at choices (hearing, selling, etc.)	
01-060	Craig & Deborah Kelly	191 E Ballantrae Mailing Address: PO Box 64315 University Place Tacoma 98466	Overwinter Trailer	T	Laura -Marylou - John		11/9/18 Letter from owner asking for exception. 11/20/18 BOD wants a more personal letter in response to exception request. BOD denied exception. 12/10/18 Sent letter have to move. 1/8/19 Property check reveals trailer still on property. 1/9/19 Certified \$500 fine letter sent. 1/30/19 Letter sent acknowledging owner attended board meeting and action would be delayed until after hearing.	
01-137	Randy & Lynn Henderson	261 E Aycliffe	Overwinter trailer	T	Laura -Marylou - John		11/19/18 1st letter 12/10/18 John to talk to owner. Living full time. Claiming hardship. Owner has been calling office. 12/11/18 John spoke to Randy he will be sending more documentation to Christy. 1/2/19 Owner applying for overwinter permit. 1/19/19 Hendersons attended Board meeting. Board recommendation is for them to have a meeting with the Hearing Committee.	No house on property
2R-025	Dee Stephenson	129 2nd Ave Court N	1/7/19 Fallen trees from owner property onto 2R-024. Damage to both front and back yards as well as crushing parts of the roof of a pool house.	P	John		1/7/19 Pictures taken of fallen trees. Chair met with complainant. Pictures to be sent to 2R-025 property owner. Letter will be written to go with pics. (2R-024: 351 E. Sharmrock Dr)	Was there a permit for the pool house? Is pool house build partly on 2R-025?

DIV-LOT	Property Owner	Address	Complaint	Type	Compliance Contact(s)	Fine Paid	Actions/Status	Comments
02-044	Karen Lumsden Mailing Address: 2480 E. Mason Lake Drive Grapeview WA 98546	141 E. Dunoon Place RENTAL PROPERTY	3/22/18: Renters dumping Tires, trash onto 2-42 and using this neighboring vacant lot for parking 8/3/18 Received via phone. Police activity on property. Member asked to follow-up with written complaint. 11/6/18 Very frequent loud cars speeding mostly during hours of 0030-0230. Have watched them coming for this house. Last night counted around 50 cars.	N	Kathy, Connie		3/22/18 Left VM with property owner. 4/20/18 Recommend first attempt letter. 5/16/18 Property check. 5/18/18 Attempts made to clean up property continue to monitor. 6/13/18 Property appears to be in compliance. 8/14/18 \$100 fine letter sent for nuisance activity at rental property. 11/14/18 from meeting minutes: Looking into having cameras on neighboring houses to monitor this residence. The Mason County Sheriff's office NARC squad is willing to meet with residents and committee members to discuss complaints stemming back as far as 2009. On one specific night approximately 50 vehicles visited this address. 10/28/18: Meeting with Sheriff scheduled 12/6 6PM in the Great Hall. Everyone can attend. Neighbors have been notified. Some neighbors have agreed to have LL owned cameras install to monitor activity. 12/6/18 Meeting with Sheriff approximately 25 people attended. 12/12/18 MC Sheriff and Dept of Corrections raided house. 4 arrests made. 1/3/19 DOC working on this house. Does not want any details made public. If you have updates contact Kathy. 1/8/19 Someone decided to tear up the golf course with some 4-wheelers and then retreat to this property area. LLCC cameras are now setup to watch this area.	Owner's Son renting One member has a lot that may be good for cameras?
03-299	Curtis Holmes	30 E. Glamis	8/30/18 Smell coming from septic and trash in yard	P	Karen - John		5/14/18 Record request submitted to Mason County Department of Health. 6/1/18 Mason County Dept of Health deemed home uninhabitable. Neighbors and/or LLCC community members should call the MC non-emergency # to report property occupancy and the Sheriff will escort people off the premises. 7/11/18 Dept of Health has reported the property to the Sheriff due to water usage on a no occupancy property. 7/20/18 Due to continued water usage and noncompliance status committee recommends \$100 fine letter and written update regarding status of septic system repairs. 8/10/18 Article in local paper had request for donations to assist owner with funds to replace septic. 8/17/18 Water dept verified meter locked. \$100 fine letter not sent. 10/16/18 Neighbor reports grandson living in house. Called MC and reported. Property Condemned. 1/7/19 Trying to validate someone is living in house. 1/8/19 Property check verified trailer parked in front of garage. Not sure if being lived in. Yard still not in compliance.	
03-378	Steven Peters Mailing Address: 243 SE Binns Swiger Lp Rd Shelton	110 E Blenheim Rd	1/12/19 Trailer noted on property	T	John		1/14/19 First letter sent.	

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03-501	Alvaro & Edelmira Lopez MAILING ADDRESS: 258 E. Springfield Loop Shelton	271 E Shetland Rd RENTAL PROPERTY	10/25/18, 11/20/18, 11/25/18, 12/4/18(2), 12/5/18 Multiple complaints. Using property for commercial use. 40 or 50' trucks pick up or delivery of wreaths, greens from trees stacked outside. Semi trucks driving on Shetland blocking vehicles attempting to enter/exit Somersby place. Shetland road is not a freeway cars and big trucks going way to fast. Not safe for walkers. Multiple people, cars and trucks and semi-trucks. Commercial harvesting of evergreens for the purpose of making Christmas wreaths. Commercial trucks in and out.	N	Gayle, Leslie, Karen		1/2/19 This property is not zoned for this type of business. 1/7/19 Not doing wreaths now. Owners need to be told having the trucks in and out can not happen next year. Letter to be sent. 2/5/19 Letter sent explaining property not zoned for commercial use and the need to have Board approval, permits, licenses.	
04-052	Troy Thompson	261 Balbriggan Rd	2/4/19 Property noncompliant, illegally parked vehicle.	P	John		2/4/19 \$500 fine letter sent.	
04-080	Kimberly Cook	51 E. Dunvegan	7 total complaints some say multiple days for date of complaint. Cars speeding, squealing tires at 2am, trespass on neighbor's property, burning during burn ban, people yelling outside all hours 5/2/18 New Complaint 8/16/18 Trailer brought onto property, parked close to street property line, people living in trailer.	N	John		OWNER HAS OPEN DOG COMPLAINT 6/27/18 Police action reported on property 8/16/18 Property check confirmed trailer on property. People exiting trailer during property check. White pitbull that owner denied having was on property. Unable to verify with pictures. Requesting board member to conduct property check. 8/17/18 Property check conducted by board member. Picture available upon request. 8/17/18 Owner email confirmed property owner <i>son living in trailer</i> . 12/5/18 Owner has hit limit with fines. if member not in good standing recommend shutting off water supply to property. 1/9/19 Property check revealed trailer is no longer in yard. 1/29/19 Trailer now parked on street in front of neighbor house. Has been reported for towing.	1/2/19 Motion 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 and/or her refusal to pay any of the fines assessed on her. Motion passed.

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04-080	Kimberly Cook	51 E Dunvegan Road	7/13/17 White Pitbull loose on member property. Video camera noted. Also chased member while off leash. 8/12/17 White pitbull in member yard, killed 12 year old cat? 9/18/17 Dog loose in member yard. 10/30/17 in yard again noted by security camera. 1/4/18 loose again. 1/11/18 video of dog popping in yard. 3/21/18 Member sent video of white pitbull on their property	D	John		OWNER HAS OPEN PROPERTY COMPLAINT 9/26/18 First letter \$100 fine. No response. 11/19/17 \$500 fine letter - signed by owner. 2/5/28 \$1000. fine letter dog compliance. 12/5/18 Motion to put on Consent Agenda BOD need ask what can we do now? 1/19/19 Discussed at Board meeting. Will begin property lien process. LLC will begin searching for attorney to help in these cases.	Owner says dog does not belong to anyone on property? Dog named Casper - owned by Sean Cook owners son who is renting.
04-080	James & Jennie Throckmorton Mailing Address: 261 SE Craig Road Shelton	200 E Dartmoor RENTAL PROPERTY	1/29/18 - Two prior verbal complaints. People living in shed on front of property. Electricity, but no water.	P	John		2/28/18 1st letter 3/27/18 Noncompliance letter returned. 6/29/18 Health Department has no reports of failing septic. 7/26/18 Complainant wants matter closed. Wants no further involvement. Email sent to P. Wagner. 1/8/19 Property check revealed car parked in front of shed but couldn't tell if anyone living there.	
04-091	Jack Pettyjohn	110 E Balbriggan	7/6/18 Menacing dog. Runs after people & cars. Barks, growls, never on leash, sometimes mail not delivered. Tried to attack me. Attacked 2 of my dogs. 8/17/18 2nd complaint: aggressive dog. 11/19/18 8:20AM dog on road harassing walkers and autos. 11:25 AM same as above. 1/23/19 Complainants say dog is still getting loose and being aggressive.	D	Connie - Leslie - John	2/5/19 \$100.	7/31/18 First letter. 8/10/18 Response from son (Jim) taking steps to resolve. 11/14/18: From meeting minutes: Issue was discussed with Di at Adopt-a-Pet (she is a neighbor) she says something bad is going to happen if we do not do something quickly. John has taken pictures. 12/5/18 Letter going to owner and owner's sister who has power of attorney. Letter being reviewed by BOD 12/17/18 Letter sent. Letter states dog has to go. 12/27/18 Son states he is applying for emotional support dog status. Also that he will be working from home. 1/2/19 Send \$100 fine letter and telling him if another complaint is received dog will need to go. 1/7/19 Certified \$100 fine letter sent. 1/8/19 Property check revealed kennel broke down and sides used to create a fence that blocks off the back yard from the front. 1/24/19 \$500 fine letter sent demanding removal of the dog. 1/29/19 Chair went to Sheriff's office and insisted they give owner a visit. They did so immediately. Chair met with neighbors on each side of this property. 2/5/19 Letter received from attorney. Chair forwarded to Board. \$100 fine paid.	Owner's daughter has POA. Jim Pettyjohn owner's son living on property and is owner of dog.

DIV-LOT	Property Owner	Address	Complaint	Type	Compliance		Actions/Status	Comments
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04-116	James Christie & Nancy Oliver Mailing Address: 922 E Strong Rd Shelton	450 E. Dartmoor RENTAL PROPERTY	3/6/18 Garbage, tarps, derelict vehicles.	P	Karen		OWNER HAS OPEN DOG COMPLAINT 3/6/18 Pictures available. 3/19/18 First attempt letter sent. 4/20/18 Property check complete. Tarps have been removed from roof. Attempts have been made to clean up property but still at noncompliance. Recommend continued monitoring. 5/16/18 Property check. Minimal progress made to clean up. Recommend continued monitoring. 7/26/18 Property check confirmed noncompliance. 8/16/18 Property check conducted - more rubbish on property. Pictures available. 1/2/19 Letter sent. 1/17/19 Owner emailed response. 1/22/19 updated owner mailing address.	
04-131	James Christie & Nancy Oliver Mailing Address: 922 E Strong Rd Shelton	450 E Dartmoor RENTAL PROPERTY	9/13/17 Loose dogs in member yard barking, growling, pooping. Aggressive towards kids and family. White lab, black lab (red collar). 3/6/18 Dogs loose dug hole under fence. 4th time dealing with these dogs. 12/12/18 Dogs in garbage. Has videos.	D	John & Karen		OWNER HAS OPEN PROPERTY COMPLAINT 10/10/17 1st letter. Signed by owner. 10/19/17 Response from owner. Son's dogs. Taking care of issue. 3/19/18 Letter to owner. 5/8/18 Owner response - confusing says does not have fence then states had son build fence. Says son's dogs are indoor dogs? 12/14/18 Compliance team member saw property from street could not see fence. Spoke to complainant who validated the dogs belong to this house. 1/2/19 Letter to be sent next week. 1/22/19 Updated owner mailing address.	
04-131	Yanco Aparicio Mailing Address: 28208 Military Road South Federal Way 98003	530 Dartmoor Drive Lot not buildable - no house on property.	2/12/18 Burned out trailer. 3/10/18 2nd complaint received. 9/13/18 Letter from neighboring property. Dead trees on property are in danger of falling on home. Past attempts to contact owner have gone unanswered. Member seeking HOA assistance should her last attempt go unanswered.	P	On Hold		2/12/18 Reached owner by phone. Needed to speak with church board will call back. Never called back 3/12/18 Letter sent 2 week response time. 3/13/18 Letter signed for by Francisca Ramirez. 3/26/18 Via email from owner? Property clean up started. To be completed weekend of 3/31 to 4/1. 3/27/18 Property check. Active dismantling and removal of trailer. 4/20/18 Property check shows attempts to clean up property satisfactory. Recommend continued monitoring. 5/16/18 Property check reveal property in compliance. 5/18/18 Recommend removing closing complaint? 6/13/18?? was there another property check on this date? Property again in need to cleanup. Letter requesting cleanup and trailer removal submitted to BOD for approval. 6/20/18 Letter sent. 6/22/18 Letter signed by A. Aparicio. 7/20/18 No response received. Recommend property check and if property not in compliance move forward with \$100 fine. 7/26/18 Property check confirmed noncompliance. \$100 fine letter sent. 8/16/18 Property check conducted. Still noncompliant. Pictures available. Recommend \$500 fine letter. 8/23/18 \$500 fine letter sent. 8/27/18 Owner signed for letter. 1/2/19 Chair has checked property couple of times still needs cleaning. 1/7/19 Fines not paid - property bought by church and put in pastor's name. Property bought off Craig's list they did not know it was nonbuildable lot.	
04-138	Terry & Kayla Marian	41 Errigal Rd.	Overwinter Trailer	T	John		11/19/18: Sent first letter. 12/6/18 Living in trailer full time. 1/2/19 Owners also have property in Hoodsport - Chair went to trailer. Knocked on door no answer. 1/14/19 MC investigation form submitted.	
04-152	Daniel & Kristina Smith	60 E Angus Court	Out of compliance yard	P	John		7/20/18 Recommend property check. If reports valid send first letter. 8/16/18 Requesting board member do property check. 1/8/19 Property check revealed tarp on part of roof, junk in yard, and an old junky car.	

DIV-LOT	Property Owner	Address	Complaint	Type	Compliance Contact(s)	Fine Paid	Actions/Status	Comments
04-167	Derek Grinquist	361 Balbriggan	Overwinter Trailer	T	John		12/10/18 Filing complaint with Environmental Health and requesting fire inspection. Renter in dilapidated trailer. No septic, garbage, multiple tarps. 1/2/19 First Letter sent. 1/29/19 Owner has asked trailer occupants to leave. 2/4/19 Chair served occupants (Spates) with a Notice to Quit eviction notice on behalf of Barbara Parker (POA) Occupants have until 2/15 to vacate.	
04-167	Roberto & Maria Martenez	491 E Olde Lyme Road RENTAL PROPERTY	6/13/18 Complaint filed with County: tarps, trash attracting rats.	P	John		Old complaints from 2017. Police report filed attempted theft. 3/26/18 Tried to call owner. No VM or answer. 6/18/18 First Letter. 12/20/18 Chair property check still not compliant. Will file report with Environmental Health and Fire Department after first of the year. 1/12/19 Office informed Chair Martinez plans on selling this property.	
04-213	Mallory Torimino	281 E Clonakilty Drive	11/17/18 More than 1 trailer on property. Refrig in driveway for over a month. Trailer being lived in? Lights are on and people sitting in trailer in driveway. Trailer power source extension cords from house. Is this a fire hazard? 12/18/18 complainant via email: There is a path for dirt bikes on property. Bikes dart out onto road.	P	John		12/22/18 Letter sent to owner. Requesting immediate removal of trailers. Violation of more than 1 RV on property. Bikes on self-made road reports to MC Sheriff's office for review. Reports to be filed with Environmental Health and Fire Department. 14 days to comply. 12/24/18 Reports filed with EH and Fire. 1/8/19 Property check shows trailer still on property. 1/9/19 \$500 fine letter sent. 1/8/19 Property check revealed someone entering the 5th wheel trailer from the house. Pictures taken of other trailer with dirt bikes around it.	
05-012	John Potter Mailing Address: 11842 14th Ave South Burien, WA 98168	181 E. Sleaford RENTAL PROPERTY	6/12/18 Multiple renters failing septic 8/15/18 Yard in noncompliance.	P			6/13/2018 Inquired at MC Health Dept. an anonymous complaint regarding septic system was filed on 6/6/18. Health dept to conduct investigation. Recommend first attempt letter. 6/20/18 1st Letter sent. 6/23/18 Response from owner: 1 person evicted. Eviction paperwork in file. Owner inspected septic could find nothing wrong. Recommend continued monitoring. 8/16/18 MC Health Dept. placed this issue in low priority. Unable to verify septic issues until property check is conducted. 1/7/19 Susan and Marylou did property check found front yard in compliance. Old car seen in backyard. Rest of backyard not visible from street. No septic smell at this time.	Need to check if septic was inspected???
05-026	Tina Nelson	520 E Olde Lyme Rd	1/2/2019 Home on one lot. Other lot has motorhome that someone is living in. People coming in and out of the motorhome for last 6 months.	T	Kathy, John		1/20/19 Property check revealed trailer. 1/22/19 1st trailer letter sent.	
05-52 53	James & Jennie Throckmorton Mailing Address: 261 SE Craig Road Shelton	60 E Kilmanock Rd RENTAL PROPERTY	12/20/18 Dead and/or dying trees in need of removal	P	John		12/24/18 John left note in complainant mailbox. There is no contact information on complaint. 1/8/19 Met with complainant to discuss and see trees that are a problem. Letter will be sent. 1/12/19 Letter sent. 1/29/19 Letter received.	

2018 LLCC COMPLIANCE REGISTER

DIV-LOT	Property Owner	Address	Complaint	Compliance		Fine	Actions/Status	Comments
				Type	Contact(s)			
05-085	Randy Ayala	220 E. Peebles Court	5/19/18 Property has become a dumping ground. Trash, grease leaching into creek - attracting rats.	P	John		5/7/18 Member called to report property owner has returned. 5/9/18 In person MC Dept of Health records request submitted. Max 2 week response required by County. 5/18/18 Mason County Health dept report received. Available on request. Seeking board recommendation for course of action. 6/7/18 Mailbox now available for property. New complaint filed with department of health (filed by LLCC??) 7/20/18 Trailer and tarps still in place. 8/16/18 Property still noncompliant. 11/14/18 From meeting minutes: John to visit Mason County Environmental Health to get update. John visited property. 12/10/18 Update after John visit: someone living in dilapidated trailer. No septic. Tarps, tents. Still waiting for EH update and fire inspection. 12/25/18 Chair checked property not in compliance. 1/8/19 Property check shows trailer still on property and still a mess. Letter received from complainant - same letter sent to Mason Co Health Department complaining about rats. 1/9/19 \$500 fine letter sent.	
05-112	Randy Ayala	220 E. Peebles Court	Overwinter Trailer	T	Laura -Marylou		11/19/18 1st letter 12/18/18 Letter was not accepted by owner.	