



LAKE LIMERICK COUNTRY CLUB
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Lake Limerick
Community Compliance Committee
Minute of Meeting
April 3, 2019

Roll call: Present: John Ingemi, Karen Summers, Leslie Roswell, Laura Berlin, Brenda Bakken, Gayle Johnson, Susan Smart, Connie Wong, Sharon Hamilton, Kathy Jenson, guests: Tim McKern and Howard Cornehl

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

Previous Minutes: A motion was made by Kathy J. and seconded by Susan S. to accept the minutes of the 3/5/19 as printed. Motion passed.

John I. shared that the LLCC Board would like the Compliance Committee to be in charge of sending compliance/violation letters and fines as directed by the Lake/Dam Committee or other Committees as they deem necessary. There was a fair amount of discussion on this issue and points for me to bring up at the next Lake/Dam Committee. Ok.

Correspondence:

Compliance issue: 221-231 Kilmarnock / Carrigan Peterson, was sent a letter to remove the piles of cement, terracotta, and metal roofing materials from his vacant lots. He has been dumping there for a while. We were concerned about the creek his property abuts that pours into Cranberry Creek. As of today, the piles have been broken down and leveled out to resemble gravel and it resembles a driveway. He is working on clearing out the metal roofing as well.

Compliance issue: Homeowner recently complained about 2 neighboring barking dogs. A letter was sent to the neighbor. The neighbor wrote back with a plan to control the barking dogs and had cleared this with the neighbor that complained. It has been confirmed that the matter has been resolved.

Guest Tim M. will research the RCW Code pertaining to House Numbering requirements. We have many, many residences that are not putting house numbers on their houses or where they can be seen. Addendum – Tim reported back that it was actually a Federal Law requirement. We found the Mason County version on line. Thanks Tim!

Compliance issue: 281 Clonakilty / Mallory Torimino, continues to have people live in the 5th wheel on her property as well as another trailer. She has been sent numerous letters and fines. Photos have recently been obtained showing a black sewer hose spanning from the 5th wheel out to the Mason Lake Road

ditch. They were yelling to each other that the water was flowing! A report has been immediately filed with the Mason County Environmental Health Department. Karen S. brought it down personally and had it date/time stamped.

Old Business:

Connie W. reported that the Keys for Cash incentives that she had researched for the Committee are more for landlord/tenant issues, and it didn't appear that it would apply to homeowners.

Brenda B. reported on short term rentals, noting that there needs to be verbiage in the Bylaws and/or Amendments pertaining to LLCC's rules on rentals/short term rentals (Airbnb/VRBO, etc). Research shows that HOA's have the power to dictate rental rules and the law is very much favors of HOA's in trials. Brenda will try to obtain verbiage from other HOA's to present at the next meeting pertaining to HOA rental terms. John I. obtained a copy of Alderbrook's Homeowner Rental form and created a similar one for LLCC. With the Board's approval, these will now be required for the homeowner to complete and file with the LLCC HOA office. It contains details on their renters/ contacts.

Kathy J. is working on compiling various fine schedules and will return with a report later. As an example, Kathy will research storage costs for RVs over the winter months and make sure that our fines are not significantly less, leading members to non-compliance. Connie W. noted that many organizations start their fine schedules over at the beginning of each fiscal year.

Compliance issue: 361 E Balbriggan (4/167) /Gronquist: Owner's mother is working through her attorney with John I. The Compliance Committee will seek to remove the fines if the garbage/trailers are removed in a timely manner. It may be necessary to start in injunction in superior court if this doesn't get resolved soon. Addendum – Court papers were served to the tenants by a Process Server.

Compliance issue: George Bevins, the Hearing Committee Chairman met with 281 E Ballantrae (1-52) Hodo, 191 E Ballantrae (1-60), 41 Errigal (4-152) Marian, and 350 E. Ballantrae (1-88) Powter, regarding the overwintering of trailers on 3/26/19. Each party received a \$500 fine. If on 11/16/19 the trailers are still in place, additional fines will be imposed. Although the defendants at each hearing had agreed to the above settlement, everyone was reminded that this will be presented to the Board by George and it will require their approval. It was noted that George Bevins would like members of the Compliance Committee to be present at future hearings.

Compliance issue: 51 E Dunvegan (4-80) Cook, trailer has been removed from it's latest location on Balbriggan. But, like It's namesake the "Flying Dutchman," it may turn up in another of our neighborhoods. We will be on the lookout for it!

New Business:

Compliance issue: 530 Dartmoor (4-138) Laura Saunders (owner) sent a letter requesting garbage and debris to be removed from the adjacent 3 properties (nicknamed the Church properties) that belong to Yanco Aparicio. John I. is researching that case and will be sending a letter with fines attached to Mr. Aparicio.

Petrina Walker, a member from Division 5, would like the committee to investigate if a lot at the end of Peebles Court could be turned into a pathway, as she is under the assumption that it is not a buildable lot and quoted some County Ordinance(?) about a lot being undeveloped for a number of years.... She will check out the details and give them to the Compliance Committee for recommendations to the Board.

Compliance issue: 90 Dalkeith (04- 036) An old single wide mobile home owner requested/received a permit from the LLCC office to install new window and a roof. Upon observation by the committee, however, the homeowner was rebuilding a whole new structure around the old single wide. A cease construction has been issued to the homeowner until they provide the LLCC with Mason County building

permits. Addendum – John I. has sent a memo to Kris Nelson – Director of Permitting, Mason County Community Services, through their system on this issue.

Tim McKern will try to make introductions between the committee and some Mason County officials. i.e. Dept. of Environmental Health and Community Services as we have never received any follow up from them on the many issues that we have reported over the last 5 months.

Susan S. noted that since the committee's inception there have been 28 complaints closed; currently there are 22 open, and 1 pending. The one pending has just returned to "open." It is Aparicio on Dartmoor.

John I. reported that Marylou Trautman has resigned from the committee due to health reasons and needing to cut back on the various volunteer projects she is involved in. We will miss her valuable input and experience

Leslie R. suggested something be noted in the upcoming June newsletter regarding LLCC's Dog/Pet Policies.

Tim McKern will provide verbiage regarding fireworks and burning for the newsletter.

A motion was made by Brenda B. and seconded by Susan S. to adjourn the meeting at 6:43 pm.

Respectfully submitted,

Brenda Bakken / John C. Ingemi