

*Lake Limerick C.C.*



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**Consent Agenda Addendum  
June 20, 2020**

**Compliance Committee**

04-121 581 Dartmoor, the owner knows that having chickens is against HOA rules but have asked for a little more time to get rid of them. Dean will write a letter informing the owner that the chickens must be gone by 15 June 2020 or fines will start being charged.

03-383 Complaint was that dogs were running free. Dean checked with renters and they understand that the dogs cannot be off the property without leashes and they have electric collars for the dogs to keep them on the property. ACTION: Connie will write a letter to the property owner informing her that a complaint has been made and that no action needs to be done if there is no other complaints filed.

03-501 ACTION: Dean will go and talk with the people on this property about large bonfires, remodels, and septic system and make sure they have proper permits both with county and Lake Limerick.

03-389 Way to Tipperary Complaint was made that yard is unkempt and that cats are running free in the neighborhood. ACTION: Send letter informing owner of complaint and that cats or dogs need to be on a leash if off their property. They are not allowed to run free.

04-043 ACTION: Dean will check to see if owner has had second letter to remove cars from property.  
251 Clonakilty - Complaint that yard is unkempt. Dean will check the property to see if this is a problem.

05-026 - check file to see if septic problem was repaired.

05-052 & 05-053 complaint is people in motor home and living in the shed are often drunk and disorderly, and trash. Leslie will call complaining party. Dean drive by the property and check the file.

05-010 251 E Clonakilty Dr - not mowing grass or keeping up the yard. Dean talked with both parties. He also talked with the Fire Marshal, Keith Reitz, today to find out if the propane tank in the tall grass is a fire hazard and it is. The Fire Marshal will check it out. We will write a letter to the owner.

04-087 51 E Dunvegan Couldn't find the file for this property. Dean will try again to tomorrow to find the file and will work on the complaint.

04-121 Dean called owner about chickens and that they need to be gone by June 15, 2020. A letter is to follow. It has been pointed out that we need to date everything that we do which includes pictures. The pictures also need the name of the person who took the picture.

Suggestion was made that an article be written in the LLCC newsletter about our security man, Joe. What his duties are, and responsibilities are. This is so everyone can understand what he does for the community Another idea for the BOD's consideration is to find a way to get better communications between the renters and the HOA. The suggestion was to offer an associate membership to the renters IF they are sponsored by the

owner and ONLY IF they give the office the renters name and contact information like phone number and/or E-mail, plus associate membership fee.

Discussed a neighbor helping neighbor possibility. We are wondering if there is a way for a community group to be set up that would help those in the community who need help because of physical or medical or financial problems. Things like mowing lawns, going to the store etc.

03-501 "horse farm" The complaints for this property, septic system failing, and some kind of construction going on in the barn should be turned over to the architecture committee. The other complaints of large loud parties and large bonfires are things that the compliance committee can look into. If there is a complaint about bonfires, the complaining party needs to call the fire department when they are happening, waiting until the next day there is nothing to see. It is very difficult to take any action after the fact.

05-075 and 05-076 Not sure what the compliance committee can do with this property. The fear is that the owner is going to build a structure on this property that will not meet the bylaws and regulations of the LLCC. These should be concerns of the architecture committee and Brian who has dealt with this in the past.

05-010 Agreed that the thank you letter for the mowing of the lawn on this property.

04-116 The owner's family has paid something on the fines for a vicious and roaming dog. The family says the dog is too old and arthritic to be a problem anymore. Leslie says that the neighbors still say the dog still is getting around. The attorney needs more info to proceed on legal action against this owner.

04-043 A second letter to tell the owner to remove the second car from this property has not been written and sent.

04-080 Susan will collect and organize the information needed to send this case to our attorney.

04-080 This is a new complaint about this property. A gun shot was heard from here last night. Susan will contact the complainant to help collect info to possibly send to our attorney to help with a possible eviction. Rumor is that the owner got the house through HUD for no cost, ( do not know if this would help get an eviction).

03-389 Property seems to be in compliance at this time. Close, unless get further complaints.

03-434 Fire pit seems to be in compliance. Letter was sent stating this. Close.

05-010 Renter got lawn mowed and is now in compliance. Letter sent thanking them for quick response. Closes file.

05-052/053 Need to follow up with complaint to see if things have improved, since letter was sent and visit made. Dean will follow up.

02-075 Dean will check to see if letter was sent. Since Fire Marshal has okayed the fire pit. Close

03-383 Dean will check with complainant to see if dogs still roaming freely off property. Close

04-116 A complaint was made on 14 April 2020 about owners' dog. We have heard the dog now is too old and arthritic to chase any one and roam the neighborhood. Susan will check with complainant to see if things have changed since last complaint.

02-194 No new complaints of children playing on golf course. Close

03-501 Dean will check if letter was sent. Send to Architecture Committee to check if septic system work has received proper permits.

05-066 No new complaints, Close

04-168 Susan will check why this owner is off the FINE list. Still need different attorney to move forward with legal action.

04-121 Letter was sent stating that chickens must be gone by 15 June 2020. Dean will check if this has happened.

01-068 Dean will check to see why no longer on FINE list.

04-053 Letter sent to have car removed from property by 15 June 2020. Dean will check if this has happened

04-109 Close.

04-004 Dean will check as to why no longer on the FINE list.

03-418/419 This at the lawyers waiting for legal action.

01-137 This is at the lawyers waiting for legal action. Susan to send FINE reminder letter.

04-152 - This is at the lawyers waiting for legal action. Susan to check with Ron if fine has been paid.

04-048 Susan to send fine reminder.

05-112 Office was handling need to check status.

04-137/137/139 Selling, still has fines. Need to send fine reminder letter.

5-012 Susan to send a fine reminder letter.

04-125 Dean to check file to see if compliance and fine letters have been sent.

04-213 Susan to send a fine reminder letter.

05- 051 Susan to send fine reminder letter.

We have a suggestion from the office to add to the fine procedures: The office accounting manager must be notified when fines are assessed, reduced or forgiven. If fines are assessed, the accounting manager will prepare an invoice to be attached to the fine letter being sent to the property owner.

Leslie, for personal reasons, informed the committee that she will need to step aside from her duties on this committee for an undetermined amount of time. We hope to have her back very soon.

Submitted by Dean Dyson

Next meeting Wednesday JULY 1, 2020, 6:00PM

### **Water Committee**

A motion was made by Pat Paradise, seconded by Esther Springer-Johannesen, and passed with no nays: Current law no longer allows water department employees to service or install spigots on the customer side of the LLCC water meter. Effective upon approval by the LLCC BOD – LLCC water department will no longer provide any labor, materials, or tools on the customer side of the water meter.

### **Inn Committee**

B. Smith – BOD President, appointed Kyle Skinner Chairperson of the Inn Committee and Bonnie Morrow as Vice-Chairperson.

### **Greens Committee**

No motions or action items for the Board.

## Architecture Committee

DATE RECEIVED	DIV-LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	ACTION
3/19/2020	05-075 & 076	Carrigan Petersen		Shed/living area?	pending - owner is updating permit application	3/20 - received permit application, but was unable to read. Follow up call on 4/23 by CJ getting details. Owner will update permit application with all details of plans.
4/3/2020	03-089	Mark Sorensen	41 E. Tregaron Ct.	Shed	paid 4/28 approved #4134	4/27 - had missed this application earlier in the month - under review by Committee
4/27/2020	04-061	Keith Reitz	51 E. Balbriggan Rd.	Fence	paid 4/28 approved #4135	4/27 - rec'd by Committee
4/27/2020	02-277	Michael Byers	630 E. St. Andrews Dr.	replace current deck	paid 4/28 approved #4136	4/27 - rec'd by Committee
4/29/2020	02-006	Les Johnson - new owner: Marcus Browning	190 E. Shamrock Dr.	wooden storage/golf cart shed	5/8 approved #4137	5/8 - reviewed and approved by Committee 4/29 - will match house
4/27/2020	03-423	David K. & Diane Pearson	30 E Glenmorgan Ct.	New Residence with garage	paid 5/9 approved #4138	5/9 - rec'd by Committee, reviewed and approved. Unable to reach the Pearson by the phone number that they had on the application, so was not able to let them know approved.
5/6/2020	01-017	Brian and Linda Smith	701 E. Ballantrae Dr.	Expand 1 garage door	paid 5/9 approved #4139	5/9 - reviewed and approved by Committee
5/7/2020	03-063	Lisa R Wilson and Gary Wilson	530 E. Tipperary Way	Shed	5/9 approved #4140	5/9 - rec'd, reviewed and approved by Committee
5/9/2020	02-212	Gordon & Cheryl Eklund and Wesley Eklund	230 E. St. Andrews Dr.	New Residence	paid 5/9 approved #4141	5/9 - rec'd, reviewed and approved by Committee
5/9/2020	02-213	Gordon & Cheryl Eklund and Wesley Eklund	210 E. St. Andrews Dr.	New Residence	paid 5/9 approved #4142	5/9 - rec'd, reviewed and approved by Committee
5/5/9/2020	02-290 & 291	Lake Limerick Country Club	790 E. St. Andrews Dr.	Deck Repair	5/9 approved 4143	5/9 - rec'd by Committee, reviewed and approved. -- Deck plans to look like original with small updates and improvements in order to received county approval. -- Hog wire panels being purchased: Committee Observation: the specifications on the document provided by Wild Hog may need to be adjusted based on the specs provided on the deck. Please ensure that the contractor will work with Wild Hog when building/ordering panels. -- GACODeck waterproofing membrane: Committee Comments: although this may be a cost saving method, it may require extra work and effort as well as additional costs in the future for "upkeep" of the deck. This membrane is softer, and not as durable, which can potentially get scraped/scratched from high heels walking on the deck, tables/chairs scraping on the deck, etc. When the time comes to coat the deck, additional feedback/recommendations from the engineer/project manager on other options may be needed.
5/26/2020	03-253	Andrea Wahleithner	330 E. Ballycastle Way	Fence	paid 5/28 approved #4150	5/27 - approved by Arch Committee 5/26 - received from office. Emailed to Arch Committee for review.
5/26/2020	02-257	Anne Moen	891 E. St. Andrews Drive	Fence	paid 5/28 approved #4149	5/28 - scanned and emailed to Arch Committee for review 5/26 - received from office.
DATE RECEIVED	DIV-LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	ACTION
5/28/2020	04-008	Bruce W. Bronson	211 E. Dalkeith Road	Fence	paid 5/29 approved #4151	2/28 - received scanned copy from office. Emailed to Arch Committee for review.
5/28/2020	03-282	Dean & Pam Moller	1341 E. St. Andrews Drive	Clearing, Grading, Septic system	paid \$75 5/30 approved #4152	5/28 - received scanned copy from office. Emailed to Arch Committee for review.
6/1/2020	02-068	Steve and Nancy Yeager	90 E. Dunoon Place	carport	paid 6/5 approved #4153	6/8 - rec'd payment 6/5 - approved by CJ, KS and SH -- waiting for payment in order to issue permit - will be in on Monday to pay 6/2 - rec'd updated plot plan, and sent to Arch Committee for review
6/8/2020	03-321	Steve and Maureen Glenn	170 E. Balmoral Way	Boat Garage	paid 6/13 approved #4157	6/13 - reviewed and approved during Arch Meeting 6/9-emailed to Arch Committee and L/D
6/9/2020	02-027	Phillip and Ampon Slick	291 E. Shamrock	Costco Metal Awning	6/13 approved #4158	6/13 - reviewed and approved during Arch Meeting - waiting for payment 6/9 - emailed to Arch Committee
6/9/2020	02-061	Darren Lohmeyer	21 E. Portree Place	Garage, Fence, Clearing	6/13 approved #4159	6/13 - called Mr Lohmeyer to let them know, and changes have been made to 30' from street - waiting for payment on Monday 6/13 - reviewed during Arch Meeting, conditionally approved - need to move garage 30' from street 6/10 - rec'd from office
6/11/2020	04-003	Emmet J. Hall	31 E. Dalkeith Road	Shed and Fence		6/13 - reviewed during Arch Meeting, called and left message that shed location needs to be 30' from street - permit pending confirmation of shed. Fence has been approved 6/11 - rec'd from office
6/12/2020	02-091	PDQ Contracting inc. -- Mike Brunner	270 E. Road of Tralee	New Residence with garage and deck, includes clearing, grading, septic	6/13 approved #	6/13 - reviewed during Arch Meeting - information and application complete and compliant of CC&Rs, all permits from county approved. Water Dept will need to install meter. Called and left message that need payment for permit.

DATE RECEIVED	DIV-LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	ACTION
<b>DOCK PERMIT APPLICATIONS</b>						
2/16/2020	03-108	William and Kimberly Kerwin	2310 E. St. Andrews Dr N.	replace dock	paid 6/6 approved 4156	5/2 - per L/D email We need the lot line setback in feet, not just a picture. We also need the manufacture/make/model for the floats. 3/14 - Arch Committee rec'd, waiting for L/D to review for approval
2/28/2020 sent to L/D on 3/2	01-048	Roger and Robbi Alberts	321 E. Ballantrae Dr	replace floats to existing dock	paid 4/3-approved #4131	3/14 - Robbi attended meeting to find out status of application. Arch Committee had not seen app yet. Waiting for L/D to review. She has contractor lined up to repair, Arch Committee to ask L/D if they could rush approval
2/7/2020 resent 3/9/2020 sent to L/D 3/10	03-059	Robert G. Owens	E. 490 Way to Tipperary	replace floats to existing dock, pressure wash and treat wood	paid 6/6 approved #4154	5/2 - per L/D Can't be approved as missing the float manufacture/make/model. NOT APPROVED 3/14 - Arch Committee waiting for L/D to review and approve -- looks like details were sent 2/8/2020 - permit reviewed during meeting by Committee and Lou Jackson. Application is incomplete - needs plot plan, type of float, and information on how the dock will be washed and re-treated. LJ will call Mr. Owens and provide feedback.
3/5/2020 sent to L/D 3/10	03-122	James Hengtgen	101 E. Weymouth PL	replace existing dock with new floats	paid 6/6 approved #4155	5/2 - per L/D email -- Need to validate the size. Also, there are no float specifications so it can't be approved. Does anyone have an email address for this member? NOT APPROVED 3/14 - Arch Committee rec'd, waiting for L/D to review for approval
4/27/2020 resubmitted 5/9/2020	03-091	Roman and Connie Wong	11 E. Tragaron Ct	dock repair - resubmitted	paid 5/21 - approved #4146	5/21 - approved by L/D 5/9 - Arch Committee rec'd resubmission, scanned and sent to L/D for review 5/2 - per L/D email - This permit application cannot be approved as is because it is not a complete package. You do not have the manufacturer/make/model of your flotation attached to the package. We frankly have too many versions of your permit package floating around and can't tell what pieces you are proceeding with. Can we get one complete package please. Also, are you just changing the floats of your existing dock or changing any dimensions? This could be as simple as clipping a previous float specification documents (for the floats you intend to use) to the permit application, to create a complete package. 4/29 - comments per DK: is larger than 16 feet parallel to the shore, have you done the grandfather inspection? They are also missing their float manufacturer/make/model. NOT APPROVED 4/27 - forwarded to L/D for review and approval
<b>DOCK PERMIT APPLICATIONS</b>						
4/27/2020	02-286	Alan and Debbie Baker	710 E. St. Andrews Dr.	dock repair and refurbish - fixing entire dock	paid 5/21 - approved #4144	5/21 - approved by L/D 5/2 - L/D will do physical inspection to see property lines 4/29 - NOT APPROVED: The application does not meet the requirements for approval. (Denied) a. Review of Mason County WA GIS Web Map shows that there is zero setback from Northern property line for the current dock, thus requiring a visual inspection and possible revision of application prior to approval. b. Size of main float may be eligible for Grandfather, after inspection. (see attachment) 4/27 - forwarded to L/D for review and approval
4/27/2020	02-303	Richard Hall and Kathie Olson	930 E. St. Andrews Dr.	replace existing dock	5/21 - approved #4147	5/21 - approved by L/D 4/29 - Foam filled polyethylene flotation tubs. (suffices for description of flotation devices). Review of Mason County WA GIS Web Map shows twice the property line setback to the Northwest. This Map also shows the dock to be entirely within the property lines? (see attachment) - comments per DK: does not appear to be standard dock floats or specifics are not provided. note: there is email going back and forth directly with Richard Hall and L/D Committee NOT APPROVED 4/27 - forwarded to L/D for review and approval
4/27/2020	03-045	Nancy, Jeff, and Trish Nelson	340 E. Way to Tipperary	replace dock with new dock	paid 5/21 - approved #4148	5/21 - approved by L/D 4/29 - response from applicant - I checked with Lakeshore, and they said the floats are VersaFloat, 24" by 48" by 12". Here is a link to the product description: <a href="http://www.scottcomarine.com/versafloat.html">http://www.scottcomarine.com/versafloat.html</a> 4/29 - Protected float drums. (suffices for description of flotation devices) comments per DK: does not appear to be standard dock floats or specifics are not provided. NOT APPROVED 4/27 - forwarded to L/D for review and approval
4/29/2020	02-271	David and Marjorie Warren	550 E. St. Andrews Dr.	replace floats on dock	paid 5/21 - approved #4145	5/21 - approved by L/D 5/3 - applicant comments via email to L/D 12"H x 2' x 4' 434 lbs. buoyancy Rotationally molded seamless outer shell Reflective Flash Dot is easily seen at night 15-year warranty

## **Lake/Dam Committee**

**Motion #1: I move that the Board approve and submit Shoreline permits to the County and State not to exceed \$800 for Log Boom repair. Motion was made by Dave Kohler and seconded by Joel Gray. Motion was carried.**

**Motion #2: I move to install a porta potty at Lake Leprechaun through 10/31, consistent with other parks. Motion made by Maureen Glenn and seconded by Joel Gray. Motion carried**