

## COMPLIANCE COMMITTEE AUGUST 2020 MEETING

Present: Susan Sande, Stacy Stoney, Ed Stember, and Dean Dyson, Guests Mr & Mrs John Sem

John Sem did have a complaint about a neighbor from last night 3:00 am yelling and screams from 04-091. The Sheriff was called and they investigated. John also brought a disc that has the Sheriff's incident report and videos and pictures on the property at 04-080. This will be given to the office. He also suggested that 04-080's son could be declared a tenant in sufferance and that this could somehow be used to keep him from living there.

We discussed all of the properties listed on the Compliance Committee Register and decisions are listed there.

Derelict vehicles were discussed. It was brought up if it says in the by-laws that if a property owner does not remove weeds or trash after being warned then after a certain amount of time the HOA could go in and remove the weeds and/or trash at the property owner expense. Could this apply to derelict cars?

Next meeting: Wednesday Sept 2, at 6:00 PM

DIV-LOT	Complaint	FINES as of 8/11/20	Complaint History	Proposed Action:
04-091	7/4/20 complaints of dirt bike speeding thru neighborhood		8/5/20 New complaint of prople screaming and yelling. Police were called. 7/4/20 person driving bike reported to be named Josh.	7/25/20 Attempts to talk to occupants, failed. Warning letter sent for approval. 7/14/20 CC attempting to reach owner.
02-075	7/10/20 Complaint of barking dog, held inside house.			7/23/20 warning ltr sent. 7/14/20 warning ltr sent for approval. 7/11/20 Sue to persue more details re: dog issue.
04-168	10/6/19 Junk, trash - yard non-compliant	6/15/20 \$600.	6/3/20 Sue to ask Ron why fine is no longer on list. 4/12/20 letter approved, signed & mailed. 4/9/20 ltr resent to CAM for approval. 3/10/20 ltr w/ \$600 fine for trash ready for sign. 1/8/20 Atty sending courtesy letter. CC to remind Roger & Brian re: new atty. 10/7/19 Letter to owner. If not cleaned up in 5 days will	6/16/20 Fine applied to account, registered letter being sent.
DIV-LOT	Complaint	FINES as of 8/11/20	Complaint History	Proposed Action:
03-501	3/15/20 Derelict vehicles, RV's, septic permit issues, unattended fire, loud music.		7/2/20 after discussion w/ Sharon, CC to send warn ltr. 6/3/20 Dean to pull file, see if letter was sent. Turf to Arch. Cmt. Re: septic status, etc. 5/13/20 Dean to visit owners. 4/21/20 Draft sent to Roger & Leslie for approval. 4/15/20 Warning letter to be sent to owner.	7/8/20 warning letter sent. 6/23/20 Dean to speak w/ Sharon from Arch Cmt. for follow up.
04-121	2/10/20 Complaint re: rats due to chickens.		6/17/20 Fine letter prepared for approval. 6/16/20 chickens still there, send fine per Dean. 6/16/20 Chickens remain on property. agreement to send fine ltr. 5/22/20 CC giving owner til 6/15/20 to resolve	7/24/20 Dean to check status. Notification from atty. To request a written hard copy of the phys. letter. 6/23/20 HOLD per CAM.
03-419 03-418	1/6/20 3 dogs, debris all over. 11/24/19 trash, dogs		3/16/20 motion to board to approve a second fine of \$1200. for trailer infractions and a \$600 fine for aggressive dog. 3/10/20 \$600 fine ltr ready for sign. 1/24/20 letter signed for. 2/10/20 Fine letter \$600 ready for sign. 1/21/20 Letter mailed re: trailers, dogs, trash, etc. 1/4/20 photos on file. 12/4/19 CC to check property.	6/30/20 drafted ltr available for proof fine letter. 6/25/20 per CAM recheck property, CC decide how to proceed, drafted ltr available for proof. 6/24/20 emailed CAM for guidance. 6/17/20 Sue spoke w/ Leslie, file is not in "Legal" CC to check property and
03-419 03-418	1/6/20 People living in 2 RV's, 10x20 tarp shelter/shed being used. 11/24/19 two trailers, one		3/10/20 MOTION to promote to BOD for RV infraction, file organized & delivered to CAM. 1/24/20 letter signed for. 1/21/20 Letter mailed re: trailers, dogs, trash, etc. 1/4/20 photos on file. 12/4/19 CC to check property.	6/30/20 drafted ltr available for proof fine letter. 6/25/20 per CAM recheck property, CC decide how to proceed. 6/24/20 emailed CAM for guidance. 6/3/20 IN LEGAL?
04-049	4/1/20 Box truck on property. 10/6/19 Property still not compliant. Derelict vehicles still there. 2/4/19 Property non-	10/7/19 \$1200. curr bal \$ 1200.	6/3/20 send fine reminder. 6/3/20 IN LEGAL. 4/15/20 Get photos of box truck. 3/10/20 MOTION to promote to BOD, file organized & delivered to CAM. file organized 2/5/20 prepare file for promotion to board. 1/4/20 derelict vehicles remain. 12/9/19 Pulled file, see why the fine amt. is \$1200. Fine amt found to be a combo of several outstanding fines. 10/7/19 letter sent. Additional \$1,200. fine. Pics on file. 10/2/19	6/30/20 notes passed onto atty per ? asked of Leslie in May. 6/24/20 Fine reminder sent. 6/23/20 Sheriff visited prop re: box truck, cannot help us.
DIV-LOT	Complaint	FINES as of 8/11/20	Complaint History	Proposed Action:
05-012	8/5/19 Complaint loose aggressive dog.	12/10/19 \$1000. curr	6/3/20 send fine reminder. 6/3/20 BOD has file. 3/4/20 WHERE ARE WE? Request update from BOD. file organized 2/5/20 prepare file for promotion to board. 12/10/19 Letter w/ \$1000 fine sent. 12/2/19 Note	7/8/20 no trailer, trash or dogs, propose fine forgiveness in exchange for payment towards dues and water. 6/16/20 Fine
05-012	12/18/18 complainant via email: There is a path for dirt bikes on	8/5/19 \$100. curr bal	6/3/20 send fine reminder. 6/3/20 BOD has file. 3/4/20 WHERE ARE WE? Request update from BOD. file organized 2/5/20 prepare file for promotion to board. 9/17/19 12/22/18 Letter sent to owner. Requesting	7/8/20 no trailer, trash or dogs, propose fine forgiveness in exchange for payment towards dues and water. 6/16/20 Fine
05-012	9/17/19: Junk, trash, garbage.	1/9/19 \$1175. curr	6/3/20 send fine reminder. 6/3/20 BOD has file. 3/4/20 WHERE ARE WE? Request update from BOD. file organized. 2/5/20 prepare file for promotion to board. 12/4/19 CC to check on property. 9/17/19 Letter	7/8/20 no trailer, trash or dogs, propose fine forgiveness in exchange for payment towards dues and water. 6/16/20 Fine
04-137 04-138 04-139	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	10/1/18 \$600. curr bal \$600.	6/3/20 send fine reminder. 6/3/20 BOD has file. 3/4/20 WHERE ARE WE? Request update from BOD. 12/27/19. 2/5/20 prepare file for promotion to board. Propose CASH FOR KEYS. 12/18/19 Leslie to talk to board. 12/9/19 Property check notes some debris stacked on property, pictures taken. 12/5/19 CC drive by, photos on file. 10/2/19 Validating fines against QuickBooks report. 7/29/19 ON HOLD. 1/7/19 Fines not paid. property bought by church and put in pastor's name. Property bought off Crai's list they did not	7/8/20 Fine reminder sent w/ suggestion to clean property to increase profit. 6/30/20 Sue to send owner ltr re: propose cleaning up to improve chances of selling. 6/16/20 Fine reminder sent.
05-112	5/19/18 Property has become a dumping ground. Trash, grease leaching into creek - attracting rats.	1/9/19 \$500. curr bal \$500.	6/3/20 Send fine reminder. BOD has file. 3/10/20 MOTION to promote to BOD, file organized & delivered to CAM. 1/31/20 Roger will be visiting property. 2/18/20 atty filing lien/foreclosure. 1/25/20 Dean finds no change in property status. 1/8/20 atty. researching owner status. 1/4/20 owner deceased, son cleaning property. 10/2/19 Letter from MC EH stating there is current cleanup effort by the county. Dilapidated trailer has been removed. 10/2/19 Prepare packet for board. Recommend to Board to Compel "injunctive	6/24/20 Fine reminder sent.
05-112	Overwinter Trailer		3/10/20 MOTION to promote to BOD, file organized & delivered to CAM. 3/4/20 MOTION to promote to BOD. 1/8/20 atty. researching owner status. 10/2/19 Prepare packet for board. Recommend to Board to Compel "injunctive relief". 7/29/19 Still not compliant. Board issue. 12/18/18 Letter was not accepted by owner. 11/19/18 1st letter	6/3/20 BOD has file.
04-168	11/24/19 RV down cul-de-sac/driveway on Mason Lk. Rd	6/15/20 600.00	3/10/20 MOTION to promote to BOD, file organized & delivered to CAM. 3/4/20 per Rhonda, they have a new permit to build. Roger & I went online and saw that old permit exp 2/20/20. 2/13/20 letter signed for. 2/11/20 HOLD TIL 3/11/20 per Brian. 1/8/20 Atty sending courtesy letter. CC to remind Roger & Brian re:	6/15/20 Fine letter mailed. 6/3/20 BOD approved fine.

01-137	Overwinter trailer	3/29/19 \$1175. curr bal \$ 1128	3 Aug 2020 Went to visit the owner this afternoon about their over wintering of a trailer and no response to fine letters. I talked with Lynn Henderson. She said when they moved in to the HOA you could over winter by paying \$25.00. That quickly changed. Her husband lost an arm and it is hard for him to get things done like move the trailer. They do plan to spend the winter elsewhere and will probably move the trailer	6/24/20 Fine reminder sent.
04-125	1/1/20 New complaint, rats from trash.	10/15/19 \$600, curr bal \$600.	6/3/20 send fine reminder. 4/21/20 Draft sent to Roger & Leslie for approval.4/15/20 close claim but send fine reminder letter to owner.3/4/20 send fine reminder ltr.2/21/20 letter signed for.2/5/20 Leslie to contact Karen Young, problem unchanged.2/1/20 Trash letter mailed. 1/13/20 Leslie spoke with complainant neighbor Vicki Schoeneman to verify complaint.	7/8/20 cannot see property, no further complaints. 6/16/20 Fine reminder sent.
04-213	6/13/18 Complaint filed with County: tarps, trash attracting rats.	4/26/19 \$600. curr bal \$410.	6/3/20 send fine reminder.4/12/20 letter approved, signed and sent.4/9/20 ltr resent to CAM for approval. 3/4/20 send fine reminder ltr with deadline.05/19/19 Mail returned, undeliverable due to DOG.1/12/20 Dean says seem ok. photo on file. Connie to drive by check dog, trash status. 12/6/19 CC drive-by -trash, junk on property, photo in file.10/2/19 Fines are showing up on QuickBooks, but not dates of payment. Old	7/8/20 property possibly being sold.6/16/20 Fine reminder sent.
05-051	4/3/19 Garbage, mattress.	5/1/19 \$600. curr bal \$600	6/3/20 send fine reminder.4/12/20 letter approved, signed and sent.4/9/20 ltr resent to CAM for approval. 3/4/20 send fine reminder ltr with deadline.04/10/19 mailed returned.7/22/18 mail unclaimed, returned.2/16/20 mail returned.1/21/20 Fine reminder letter mailed.1/8/20 send reminder letter re: fine bal.no garbage in yard, photo on file.10/2/19 Fine not paid. 7/25/19 Tenants gone. Owner cleaning	7/58/20 has been cleaned up. Maybe we should consider reducing or forgiving fine. I do not know enough about this property or fine to say which way we should go. 7/8/20 trash, couch, wheels, tires remain on property. How to
				REGISTER UPDATED 8/11/20