

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

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**Board of Directors
ZOOM Meeting
Consent Agenda
October 17, 2020**

Architecture Committee

No motions and Register attached (Architecture 1)

Compliance Committee

MOTION: With the approval of the BOD, LLCC will offer the residents of 05-012 the forgiveness of fines owed, \$2275.00, if dues, \$2565.00, and water, \$136.00 bills are brought current. Moved and seconded and passed via telephone vote of the rest of the committee.

Register attached (Compliance 1)

Greens Committee

Gayle Wilcox moved to: **RECOMMEND THE BOARD APPROVE OUR RECOMMENDED CHANGES TO GOLF COURSE FEES, AS NOTED ON ATTACHMENT 2.** Robbi Alberts 2nd, and motion PASSED.

Fee Schedule attached (Greens 1)

Hearing Committee

No motions for the Board to consider

Inn Committee

No motions for the Board to consider

Lake / Dam Committee

No motions for the Board to consider

Water Committee

A motion was made by Kelly Evans, seconded by Brandon Koch, and passed with no nays for LLCC Water Manager to contact engineering firms for engineering services.

Respectfully submitted,

John C. Ingemi – Secretary, BOD

October 17, 2020
Consent Agenda
2020 Meeting
Board of Directors

Architecture 1

DATE RECEIVED	DIV-LOT	MEMBER	ADDRESS	WORK REQUESTED	PERMIT #	ACTION
3/19/20	05-075 & 076	Carrigan Petersen		Shed/living area?	pending - owner is updating permit application	7/24 - updated information sent to Arch Committee and BOB by owner - Arch Committee responded and asked for updated permit and county approvals 3/20 - received permit application, but was unable to read. Follow up call on 4/23 by CI getting details. Owner will update permit application with all details of plans.
7/28/20	02-266	Joseph and Juanita Castellucio	521 E. St-Andrews Dr	Deck cover and Railing	paid	8/11 - KS called to let them know they need plot plan and more details on deck 7/28 - rec'd via email from office
9/14/20	03-394	Alex Grinds	231 E. Way to Tipperary	fence	9/23 - approved #4185 need payment	9/23 - reviewed by AC, APPROVED - CI signed, SH approved via email. Called, and will pay office this week
9/28/20	01-150	Carolyn Paradise	81 E. Aycliffe Dr	Shed/living area?	10/10 - approved paid #4189	9/14 - rec'd via email from office APPROVED 9/28 - rec'd from office via email, sent to AC
9/28/20	05-048	Timothy and Alison Doane	20 E Clonakilty Dr	Shed - clearing area	10/10 - approved #4190 need payment	10/10 - reviewed during meeting and APPROVED 10/5 - updated plot plan sent to office 10/2 - CI called to ask her for a better plot plan 9/28 - rec'd from office via email, sent to AC 9/30
10/7/20	01-092	Robert & Bonnie Carsey	410 E. Ballantrae Dr	New residence	HOLD	10/10 - reviewed during meeting, need plot plan, and also note that the house is only 400 sq ft. Division 1 minimum house size must be 600 sq ft 10/8 - rec'd via email from office
10/7/2020	01-026	Dave Halpin	591 E. Ballantrae Dr	Clearing - lake view & side parking	no permit needed	10/10 - does not need a permit to cut trees on property with home 10/8 - rec'd via email
10/9/20	01-005	Jennifer Walton	841 E. Ballantrae Dr	Shed	10/10 - approved #4191 need payment	10/10 - shed and location compliant - APPROVED 10/9 - rec'd via email - looked at history - built a shed last year in October/November
DOCK PERMIT APPLICATIONS						
9/1/20	03-144	Robert and Penny Cory	1101 E. Ballantrae Dr	reconfigure dock	Pulled dock app to rework new dock	9/23 - rec'd new application via email from office 9/10 - decided to pull application back - will be re-submitting with a new plan 9/1 - rec'd via email from office - waiting for status from L/D

Compliance 1

CURRENT COMPLAINTS:						
DIV-LOT	Property Owner	Address	Complaint	FINES as of 8/31/20	Complaint History	Proposed Action:
05-070	Richard Jones	840 E Olde Lyme Rd	9/8/20 derelect vehicle			10/10/20 Vehicle has been removed, in compliance. 9/17/20 Sue to send warning letter to owner.
05-023	Mill dred Nelson	151 E Seaford Rd	10/07/2020 People living in trailer			10/09/2020 Dean to send letter to owner for this and other 3 complaints
05-023	Mildred Nelson	151 E Seaford Rd	10/07/2020 Derelict Vehicles			
05-023	Mildred Nelson	151 E Seaford Rd	10/07/2020 possibly cutting trees on green belt			
05-023	Mildred Nelson	151 E Seaford Rd	10/07/2020 trash all over lot			
01-188	Trevor & Kristel Briggs	31 E Lambeth Way	10/07/2020 barking dogs			10/09/20 Dean to send warning letter to owner.
05-077	Elizabeth Manceni	211 E. Kilmarnock Dr.	8/26/20 Report from Arch Cmt that there is a shed on the property with person/people living in it.			Talk with Arch. Com. That septic system needs to be installed.
01-187	Treana Hansen	41 E Lambeth Way	8/17/20 Tenant burning trash, fire grew, FD called to put it out			8/18/20 Concensus with CC and BOD to send letter to homeowner. Fine of \$1200 pending receipt of letter. Letter drafted, waiting for approval.
04-091	James & Jeanie Throckmorton 261 E Craig Dr., Shelton, WA 98584	200 Dartmoor	7/4/20 complaints of dirt bike speeding thru neighborhood			9/2/20 Letter approved, mailed registered 9/1/20 Filed reviewed, ltr was never approved or mailed. Sue resent to CAM and Dean for approval. 7/25/20 Attempts to talk to occupants, failed. Warning letter approval. 7/25/20 Second warning ltr. sent registered. Dean dropped off written log of dog's barking pattern to a resident of the home. 7/23/20 warning ltr sent. 7/14/20 warning ltr sent for approval. 7/13/20 Sue to pursue more details re: dog issue.
02-075	Rose Allen	821 E Rd of Tralee	8/17/20 New complaint filed, complete with a log noting the hours of barking. 7/10/20 Complaint of barking dog, held inside house.			10/07/20 Dean to talk with Roger to see if we have a lawyer to proceed with legal action. 9/10/20 fine letter sent, 6/16/20 fine annulled, no account
04-168	Amanda & Eric Prater	2550 Mason Lk Rd	10/6/19 Junk, trash - yard non-compliant	6/15/20 \$600.		
	WATCH LIST:					
DIV-LOT	Property Owner	Address	Complaint	FINES as of 8/31/20	Complaint History	Proposed Action:
04-121	Jonathan Lahore	581 E. Dartmoor	2/10/20 Complaint re: rats due to chickens.			10/07/20 still waiting for Lawyer opinion 9/2/20 Split decision re: chickens at hearing, turfed to BOD. 7/24/20 Dean to check status. Notification from aty. To request a written hard copy of the phys. letter. 6/23/20 HOLD per CAM, reaching out to aty for approval. 3/10/20 ltr sent to Leslie for approval. 12/11/20 ltr sent to Leslie for aggressive dog. 3/10/20 \$600 fine ltr ready for sign. 1/24/20 Fine letter \$600 ready for sign. 1/21/20 Letter mailed re: trailers, dogs, trash, etc. 1/4/20 photos on file. 12/14/19 CC to check property.
03-419 03-418	Joe & Teresa Gonzales	41 Glenmorgan Ct.	1/6/20 3 dogs, debris all over. 11/24/19 trash, dogs			9/2/20 Check status in Nov 2020, no further fines at this time. 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 recheck property, CC decide how to proceed. 6/24/20 emailed CAM for recheck property, CC decide how to proceed. 6/24/20 Sheriff asked of Leslie in May. 6/24/20 Fine reminder sent. 6/23/20 Sheriff
03-419 03-418	Joe & Teresa Gonzales	41 Glenmorgan Ct.	1/6/20 People living in 2 RV's, 10x20 tarp shelter/shed being used. 11/24/19 two trailers, one large covered unit, neonella living in trailers.			
04-049	Troy Thompson	261 Balbriggan Rd	4/1/20 Box truck on property. 10/6/19 Property still not compliant. Derelict	10/7/19 \$1200. curr		
	FINE LIST:					
DIV-LOT	Property Owner	Address	Complaint	FINES as of 8/31/20	Complaint History	Proposed Action:
04-116	Jack Pettyjohn	110 E. Balbriggan Road	loose dog	1/25/19 \$210.00 7/2/19 \$1000.00		9/10/20 fine reminder mailed. dog problem under control. Leave acct on fine list only.
05-012	Mallory Torimino	281 E Clonakilty Drive	8/5/19 Complaint loose aggressive dog.	12/10/19 \$1000. curr		9/10/20 fine reminder mailed 9/2/20 Dean to speak to owner. 7/18/20 no trailer, trash or dogs, propose fine forgiveness in
05-012	Mallory Torimino	281 E Clonakilty Drive	12/18/18 complainant via email: There is a path for dirt bikes on	8/5/19 \$100. curr 9/10/20 \$100. curr		9/10/20 fine reminder mailed 9/2/20 Dean to speak to owner. 7/18/20 no trailer, trash or dogs, propose fine forgiveness in exchange for

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05-012	Mallory Torimino	281 E Clonakity Drive	9/17/19: Junk, trash, garbage.	1/9/19 \$1175. curr bal \$1175.	6/3/20 send fine reminder. 6/3/20 BOD has file. 3/4/20 WHERE ARE WET. 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 sent to owner. Owner given 7 days to clean property OR will be reported to Fire Marshall. \$600. fine.	10/07/20 will ask BOD to approve dropping fines for bring dues and water payments current. 9/10/20 fine reminder sent. 6/16/20 fine remind sent
04-137 04-138 04-139	Yanco Aparicio Mailing Address: 28203 Military Road South Federal Way 98003	520 Dartmoor Drive Lot not buildable - no house on property.	9/19/18 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	10/1/18 \$600. curr bal \$600.	6/3/20 send fine reminder. 6/3/20 BOD has file. 3/4/20 WHERE ARE WET. 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. 12/8/19 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 Craig's list they did not know it was no buildable	9/10/20 fine reminder mailed. 7/8/20 Fine reminder sent w/ suggestion to clean property to increase profits. 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	Estate of Randy Ayala (Josh Ayala)	220 E. Peables Court	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. 2/19/20 aty filing lien/foreclosure. 1/25/20 Dean finds no change in property status. 1/8/20 aty. 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 relief. 9/25/19 Trash, BOD. 10/20 MOTION to promote to BOD. file organized & delivered to CAM. 3/4/20 MOTION to promote to BOD. 1/8/20 aty. researching owner status. 10/2/19 Prepare packet for board. Recommendation to Board to Compel "injunctive relief". 7/29/19 Still not compliant. Board issue. 12/18/18 Letter was not accepted by owner.	6/24/20 Fine reminder sent.
05-112	Estate of Randy Ayala (Josh Ayala)	220 E. Peables Court	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 aty. researching owner status. 10/2/19 Prepare packet for board. Recommendation to Board to Compel "injunctive relief". 7/29/19 Still not compliant. Board issue. 12/18/18 Letter was not accepted by owner.	6/3/20 BOD has file.
04-168	Amanda & Eric Prater	2550 Mason Lk. Rd	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 reminds Roger & Brian re: new aty. 12/27/19 CC corrected owner address to property address. 12/4/19 Connie will check property, septict CC will	9/10/20 fine reminder mailed. 9/2/20 check property in Nov 2020. 6/15/20 Fine letter mailed. 6/3/20 BOD approved fine.
03-137	Randy & Lynn Henderson	261 E Aycliffe	Overwinter trailer	3/29/19 \$1175. curr bal \$ 1128	6/3/20 Dean 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 this fall. In the future they are planning build a home here and the virus has greatly slowed the plans for that. Told her to write a letter to the office explaining their plans and when they expect them to be completed. 6/3/20 send fine reminder. 6/3/20 IN LEGAL. 3/16/20 motion to board to approve additional \$600. trailer fine. 3/10/20 MOTION to promote to BOD. file organized & delivered to CAM. 2/6/20 HOLD PER CAM. RECHECK PROPERTY ON 2/10/20. 1/30/20 trailer ltr mailed w/ deadline 2/7/20 sent. 1/4/20 trailer still on property. 10/2/19 waiting until 11/16 if trailer not removed will refer to BOD as "injunctive for relief". Board has packet. 8/7/19 Motion to Board: Motion made to K Jensen and seconded by L. Roswell too that the board declare that property owners of Div 01-Lot 137 "Members not in good standing" and to apply to them all of the restriction that go along with this designation, for their refusal to pay fines associated with the over-wintering of trailers and the fact that they were and are still living in it. Furthermore, for the Board to give the Committee guidance as to how to proceed with any further actions. Motion passed in committee. 8/7/19 Motion for 8/17/19 Board meeting. 7/29/19 Fines not paid. Needs to be mentioned to next BOD meeting. 6/5/19 they have made no attempt to pay this fine. Committee would like BOD to consider them "members not in good standing". Owners have been notified that they will not be issued any permits until this matter is resolved. 3/31/19 will get letter stating fines \$1175. No hearing has been requested. 3/19/19 letter sent stating fines not \$955. 1/2/19 owner applying for overwinter permit. 12/11/18 John spoke to 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.	9/10/20 fine reminder mailed. 7/8/20 cannot see property, no further complaints. 6/16/20 Fine reminder sent.
04-125	Patricia Leonard	511 E Dartmoor	1/1/20 New complaint, rats from trash.	10/15/19 \$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. 05/19/19 Mail returned, undeliverable due to DOCS. 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 complaints	9/10/20 fine reminder mailed. 7/8/20 property possibly being sold. 6/16/20 Fine reminder sent.
04-213	Roberto & Maria Martnez MAILING ADDRESS: 171 SE Fushia Ave. Shelton	491 E Olde Lyme Road RENTAL PROPERTY	6/13/18 Complaint filed with County: tarps, trash attracting rats.	4/26/19 \$600. curr bal \$410.	10/07/20 Property is currently in compliance. 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 property. 7/15/19 Tenants served with eviction notice. 5/2/19 Owner sent letter \$600. and if property not cleaned in 5 days will be fined additional \$1,200. 4/13/19 Trash cleaned up mattresses on side of house. Trash cans overflowing. 4/9/19 Owner sent letter regarding trash, junk, mattresses in yard. Filed with MC environmental health and Fire Marshall offices. 14 days to clean up. 4/3/19 From road property looks like a dumping site. Pictures available.	9/10/20 fine reminder mailed. 7/8/20 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 proceed. 6/16/20 Fine reminder sent to both rental and owner addresses.
05-051	John Potter Mailing Address: 11842 14th Ave South Burien, WA 98168	31 E Clonakity RENTAL PROPERTY	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. 05/19/19 Mail returned, undeliverable due to DOCS. 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 complaints	9/10/20 fine reminder mailed. 7/8/20 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 proceed. 6/16/20 Fine reminder sent to both rental and owner addresses.
						REGISTER UPDATED 9/17/20

(DRAFT PROPOSAL 10/6/20) Lake Limerick Golf Course

Fee Schedule 2020 2021

811 East Saint Andrews Drive, Shelton, WA 98584

DAILY FEES (includes tax)

	WEEKDAYS		WEEKENDS/HOLIDAYS	
	9 HOLES	18 HOLES	9 HOLES	18 HOLES
Members	\$15.00 \$16	\$21.00 \$22	\$16.00 \$17	\$23.00 \$24
Members' Guest	\$17.00 \$18	\$23.00 \$24	\$18.00 \$19	\$25.00 \$26
Public	\$19.00 \$20	\$27.00 \$28	\$21.00 \$22	\$29.00 \$30
Junior	\$10.00	\$10.00	\$10.00	\$10.00

Twilight: Members ~~\$13.00~~ \$14 / Public ~~\$15.00~~ \$16

ANNUAL MEMBERSHIPS (prices are plus tax)

Members may make Tee Times up to fourteen (14) days in advance. Non-Members up to seven (7) days in advance.

	MEMBERS	PUBLIC
COUPLES	\$1,120.00	\$1,400.00
SINGLE	\$560.00 \$575.00	\$700.00 \$725.00
JUNIOR	\$ 125.00	\$ 125.00

Juniors are 18 years old and under.

Only two (2) 'Member' Golf Annuals per lot (Pro-rate for NEW lot owners; and FIRST-TIME Members)

Annual Fee for PUBLIC includes eligibility to apply for LLCC Social Membership (with separate application to Lake Limerick Country Club)

WINTER MEMBERSHIP (November through March February) (prices are plus tax)

\$150.00 - No cart included

\$200.00 - Cart Included

WINTER DAILY RATES

Member: ~~\$13.00~~ \$14 (includes tax)

Public: ~~\$15.00~~ \$16 (includes tax)

Cart (per rider): \$10.00 for 9 holes \$15.00 for 18 holes ... plus tax

PUNCH CARDS (prices include tax) (each card includes ONE FREE ROUND)

	MEMBERS	PUBLIC
ADULT PUNCH CARD (10 Rounds of 9 Holes)	\$150.00 \$160	\$190.00 \$200
ADULT PUNCH CARD (10 Rounds of 18 Holes)	\$210.00 \$220	\$270.00 \$280
JUNIOR CARD (10 Rounds of 9 Holes)	\$ 50.00	\$ 50.00

TRAIL FEES (prices are plus tax)

	MEMBER	PUBLIC
ANNUAL GOLF TRAIL FEE	\$90.00	\$90.00
DAILY TRAIL FEE	\$ 5.00	\$ 5.00

CART RENTALS (prices are plus tax)

9 HOLE: per rider - \$10.00

18 HOLE: per rider - \$15.00

ANNUAL CART SHED RENTALS (prices are plus tax)

MEMBER GAS CART	\$260.00	PUBLIC GAS CART	\$325.00
MEMBER ELECTRIC CART	\$300.00	PUBLIC ELECTRIC CART	\$375.00

Effective March 1, 2002, Cart Sheds will first be rented to LLCC property owners who have purchased a Golf Annual Membership, paid Trail Fees and are using the Cart shed for the storage of a three or four wheeled motorized riding Golf Cart and related Golf equipment only.

(Approved by Board of Trustees 10/1/15 ... Rental fees approved 11/19/16 ... Winter Rates approved 10/21/17 ___/___/___)