Compliance Committee January 2021 Minutes

January 6, 2021, 6:15 PM

Present: Leslie Roswell, Ed Stember, Secretary: Carieanne Smith and Board member John Ingemi

The Compliance Committee Register was used as the agenda for the meeting. Other business that was conducted is as follows:

The Lake Dam Committee (Teddy Lovgren) has asked this committee to assist in getting compliance from 4 dock owners on Leprechaun and about 26 dock owners on Limerick. Dean and Teddy are working on this and will establish a procedure to accomplish this.

Two new complaints came in today, a cat complaint and a large dumpster complaint.

Dean has written an article for the LLCC news letter that will come out in a week or so. The article is on the communities rules against keeping farm animals at Lake Limerick.

Submitted by Dean Dyson

Next meeting 3 February 2021, 6:15 PM

		FINES as of		
DIV-LOT	Complaint	8/31/20	Complaint History	Proposed Action:
04-418/419	11/14/20 Dogs loose		12/1/20 visited again, owner is working on problem. 11/17/20 visited owner, will fix lock on gate so	1/6/2021 keep checking 11/30/20 will send letter advising clear
	again.10/3/20 NEW DOG		dogs can not get out of back yard, wife may have beginning dementia lets dogs out11/6/20 Received	up to continue and to be done by Dec 31, & if dogs loose there
04-001	1/8/21 large dumpster in front of house for over a year		1/8/21 slowly remodling inside house due to last renter causing extensie damage,	1/8/21 called owner seems to be in compliance, close
03-433	1/6/21 Cat roaming neighborhood		1/8/21 Talked with the renter, he said his cats stay inside and rarely escape, also 3 to 4 cats live in the	1/8/21 We know that many wild cats are in the neighborhood
03-433	1/0/21 cat roanning neighborhood		green belt and come to his property every evening.	so believe that the cats are his, watch1/6/21 Will Investigate
05-082	11/16/20 Overwintering of trailer		12/18/20 Dean received a call from Wa. AG office in regards to owners question to them if no evictions	1/11/21 trailer still there, check with owner as to why. 1/4/21
			are allowed due to virus if that applied to his situation here, no conclusion given but since he is not a	received E-mail saying the trailer will be moved this weekend
04-142	12/16/20 Barking dog and trash		, , , , , , , , , , , , , , , , , , , ,	12/23/20 sent letter
			taken to dump, crows and rats get into bags	
01-188	12/16/20 Loose dog, dog is		12/16/20 may be frequent visitors dog but has been happening once or twice per week for month or so.	12/23/20 sent ltr.
04-201	aggressive Overwinter Trailer, living in trailer		12/11/20 Owner trying to remove trailer by legal means. Lawyer gave renters til 1/22/21 to move.	12/11/20 watch to see how owner's legal actions go against
04-201	Overwinter Trailer, living in trailer		12/11/20 Owner trying to remove trailer by legal means. Lawyer gave renters to 1/22/21 to move.	renters.12/2/20 Warning Itr. Sent
04-097	10/31/20 Derelict Vehicles and		12/9/20 Nothing seems to have changed No one answered door, will call again. 10/31/20 Dean visited	1/6/21 revisit to see how he plans to comply. 12/2/20 check to
	trash		owner, He said all vehicles run, all will be licensed if not now, he says he repairs them and 2 are ready to	
05-023	12/17/20 Drug activity		12/26/20 Owner called said the person that was causing the drug problem is gone and the property will	1/7/21 filed for police report. 12/26/20 put on watch to see if
			continue to be cleaned12/17/20 received complaint of cars coming to this address at all time day or	problem is solved. 12/23/20 sent letter about drug problem
05-023	10/07/2020 People living in trailer		12/9/20 Visited tenant, says someone is living in trailer but leaving tomorrow, some trash has cleaned	12/9/20 Need to keep checking to make sure will continue
			up but still has a ways to go. 11/30/20 Drove by, looks better, one vehicle& some trash appears	towork on clean up. 12/2/20 go on property to see if complying
05-023	10/07/2020 Derelict Vehicles		!0/07/2020 said would be getting rid of a couple vehicles soon?	see above
05-023	10/07/2020 possibly cutting trees		10/07/2020 Dean could not see if any trees were cut, person said had not cut any trees	see above
05-025	on green belt		10/07/2020 Dean could not see it any trees were cut, person said had not cut any trees	see above
05-023	10/07/2020 trash all over lot		11/30/20 Some cleaned up, need to go on property to see if more needs to be done10/07/2020 Dean	see above
			visited	
05-023	10/27/2020 Trash, trailer warning		12/23/20 trailer is gone, just cleaning up the left over mess, owner grateful for the help 12/7/20 No one	1/6/21 need to visit again to see if can clean up better12/2/20
	Letter		living in trailer. 12/2/20 owner is asking for help to get squatter & trailer off their poperty, the are	put notice on trailer to have squatter to remove trailer by 15th
04-150	8/26/20 Report from Arch Cmt that		12/9/20 Visited, owner says does not live permanently but here most of the time, suspect always, no	1/11/21 complaint filed with Public Health due to no septic.
	there is a shed on the property		septic, says car alway there, dog there most of the time,11/30/20 Visited, no one home but dog inside,	1/6/21 report to County of no septic 12/9/20 Report again to
	with person/people living in it.		living full time 8/2020 Dean visited owner who says she only is living on the property for the Summer	Arch. 11/30/20 Need to gett to stop living here full time,
05-077	8/17/20 Tenant burning trash, fire		12/2/2020 it appears no fines were applied by county, no current complaints. 8/16/20 Third time tenant	1/6/21 No activity CLOSE. 12/2/20 Need to review fine idea.
	grew, FD called to put it out		has had a fire issues on property.	8/18/20 Concensus with CC and BOD to send letter to
				homeowner. Fine of \$1200 pending receipt of letter. Letter
01 107	11/5/20 +		0/5/20 Nov	drafted, waiting for approval.
01-187	11/5/20 tenant was racing quad up and down street40 to 50		8/5/20 New complaint of people screaming and yelling. Police were called, no arrests made. 7/4/20 person driving bike reported to be named Josh.	management company, Richard Beckman 360-432-9000, they
	mph,doing donuts, police not		driving bike reported to be named Josh.	will contact tenant11/2/20 Letter approved, mailed
00.075		C /4 F /20	44/00/00 4	
02-075	10/6/19 Junk, trash - yard non- compliant	6/15/20 \$600.	11/30/20 Appears no one here, seems abandoned 6/3/20 Sue to ask Ron why fine is no longer on	11/30/20 Sending to new lawyer to evict from property.
	Compilant	\$600.	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 reminds Roger & Brian re: new	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
04-168			This for trash ready for Sign. 176726 Acts Schaling Courtess letter. CC to reminds Note: A Bright Fe. New	broceed with legal action. 3/10/20 fine letter 3ent. 0/10/20 fine
		FINES as of		
	Complaint	8/31/20	Complaint History	Proposed Action:
	2/10/20 Complaint re: rats due to		11/29/20 called to see if they had received ltr. from Lawyer, said no. 6/17/20 Fine letter prepared for	1/6/6 seems to be in compliance, CLOSE. 10/07/20 still waiting
	chickens.		approval.6/16/20 chickens still there, send fine per Dean.6/16/20 Chickens remain on property, agrrement	for Lawyer opinion9/2/20 Split decision re: chickens at hearing,
DIV-LOT			to send fine ltr.5/22/20 CC giving owner til 6/15/20 to resolve problem.5/4/20 Homeowner responded to	turfed to BOD.7/24/20 Dean to check status.Notification from
	11/11/20		CC ltr. 4/12/20 letter approved, signed & mailed. 4/9/20 ltr resent to CAM for approval. 3/10/20 ltr sent to	, , , , , , , , , , , , , , , , , , , ,
04-121	11/14/20 new complaint dogs loose, killed a cat.1/6/20 3 dogs,		12/23/20 talked with son who says they are trying to get rid of truck that belongs to another son who they can not find, homeless. 11/30/20 Visited, advised that needed to clean up property by 31 Dec, & if	10/07/20 need to visit owner again 6/30/20 drafted ltr available for proof fine letter.6/25/20 per CAM recheck property, CC
			dogs loose again there would be fines 3/16/20 motion to board to approve a second fine of \$1200. for	decide how to proceed, drafted ltr available for proof.6/24/20
	debris all over.11/24/19 trash, dogs			
03-419 03-	1/6/20 People living in 2 RV's,		3/10/20 MOTION to promote to BOD for RV infraction, file organized & delivered to CAM. 1/24/20 letter	9/2/20 Check status in Nov 2020, no further fines at this
418	10x20 tarp shelter/shed being		signed for.1/21/20 Letter mailed re: trailers, dogs, trash,etc.1/4/20 photos on file.12/4/19 CC to check	time.6/30/20 drafted ltr available for proof fine letter.6/25/20
	used. 11/24/19 two trailers, one large covered unit, people living in		property.	per CAM recheck property, CC decide how to proceed.6/24/20 emailed CAM for guidance.6/3/20 IN LEGAL?
03-419 03-	4/1/20 Box truck on	10/7/19	11/30/20 Visited again, feels that he is doing nothing wrong, says 3 of the 5 vehicles function, red one	9/10/20 fine reminder mailed.6/30/20 notes passed onto atty

04-049				
	Complaint	FINES as of 8/31/20	Complaint History	Proposed Action:
DIV-LOT	loose dog	1/25/19 \$210.00 7/2/19 \$1000.00	, ,	•
04-116	8/5/19 Complaint loose aggressive dog.	12/10/19 \$1000.curr	10/25/2020 Dean visited advised BOD says to try to reduce fines that needed to request a hearing. 6/3/20 send fine reminder. 6/3/20 BOD has file.3/4/20 WHERE ARE WE? Request update from BOD.file	12/2/20 ck with office to see where we go from here, are dues fines and water being paid
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 organized2/5/20 prepare file for promotion to board. 9/17/19 12/22/18 Letter sent to owner. Requesting	9/10/20 fine reminder mailed.9/2/20 Dean to speak to owner7/8/20 no trailer, trash or dogs, propose fine forgiveness in
05-012	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 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 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, BOD DENIED> 9/10/20 fine reminder sent, 6/16/20 fine remind sent
05-012	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 Craig's list they did not	Sue to send owner ltr re: propose cleaning up to improve chances of selling.6/16/20 Fine reminder sent.
04-137 04- 138 04-139	5/19/18 Property has become a dumping ground. Trash, grease leaching into creek - attracting rats.	curr bal	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"	12/2/20 at lawyers,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	6/3/20 BOD has file.
05-112	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 atty. 12/27/19 CC corrected owner address to property address. 12/4/19Connie will check property,	9/10/20 fine reminder mailed.9/2/20 check property in Nov2020. 6/15/20 Fine letter mailed.6/3/20 BOD approved fine.
04-168	11/23/20 Trailer is gone, 2018-201	\$1175. curr bal \$ 1128	8/3/20 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 2/10/20.1/30/20Trailer Itr 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 secondedby 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 a s 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 motioned 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	
01-137	11/30/20 No further complaints. 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 complaintant 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	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	sold. 6/16/20 Fine reminder sent.
04-213			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.	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 trash, couch, wheels, tires remain on property. How to proceed?6/16/20 Fine reminder sent to both rental and owner addresses.
05-051				REGISTER UPDATED 9/17/20