

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

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LLCC Community Compliance Committee Meeting (HYBRID)

Monday November 6, 2023 @ 10:00AM

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Meeting Minutes

1. **Call to Order and Roll Call:**

- a. Members Present: Brian Smith – Chair, K. Summers –Vice Chair, B. Bakken, S. Smart, E. Stember, J. Ingemi;
- b. Absent: None
- c. Guests: Dean Dyson

2. **Approval of Previous Minutes:** Brenda Bakken moved approval, Karen Summers seconded, motion passed unanimously.

3. **Additions or Changes to the Agenda:** Karen Summers added an item on the Annual Meeting (added as New Business 1.b)

4. **Status of Motions to the BOD:**

- a. **MOTION:** *Ed Stember moved, Karen Summers seconded, that the Compliance Committee recommends to the BOD that the HOA administrative staff be charged with tracking the status of fines recommended by Compliance and approved by the BOD, allowing listings on the compliance register with no new violations and only outstanding fines to be removed. Passed unanimously.* Action by BOD unknown

5. **Chair's Opening Comments:** Brian Smith referenced his recent absence in California due to a family member illness which limited his availability for Compliance Committee activities last month.

6. **New Business:**

- a. **Trailer Survey**—John Ingemi & Karen Summers toured the community to identify trailers requiring winter removal by November 1, 2023. Nine trailers were identified,

including several likely needing reminders again on November 16, 2023. Owners of the nine trailers will be sent reminders before the 15th.

- b. **Annual Meeting-** Karen Summers discussed information provided at the Annual Membership Meeting concerning the reduction in active complaints with which the Compliance Committee is having to deal.

#### **7. Old Business:**

- a. **The ongoing Clonakilty saga**—Brian Smith provided a brief status update concerning attempts by LLCC to resolve the long running nuisance and rubbish conditions at 31 E Clonakilty Court. Subsequent to LLCC seeking injunctive relief, reportedly the owner has evicted the tenants. The HOA has also delivered a Delinquency letter as the first step in seeking foreclosure of past fines, although per RCW 64.38.100 this is not a speedy process. It is also apparent that there are still people roaming the property, cars coming and going, and the collection of trash and apparently derelict vehicles changes regularly.
- b. **Appeal of Dog Complaint fine-03-396** The Committee agreed that the fine should be suspended due to the absence of further complaints. The owner should be notified that the fine will be held in abeyance unless further complaints warrant reinstatement.

#### **8. Register Review and Update:**

The Committee reviewed the Compliance Register entries for Division 01, Division 02, Division 03, Division 04, Division 05, and Division 2R. The Committee deleted some items due to no further action or attention being required. The amended Register submitted with these minutes reflects those changes. The Committee also recommends the following specific actions with the intent to resolve continuing problems:

- a. **MOTION: Karen Summers moved, seconded by SusanSmart, a request that the BOD clarify and resolve of LLCC amenities-use issues associated with tenants of STRs, as the Committee members continue to receive complaints with which the Committee must deal appropriately. Motion passed unanimously.**
- b. **MOTION : Karen Summers moved, and Ed Stembers seconded, a motion requesting the BOD initiate Delinquency Foreclosure proceedings against the owners of Div 04 Lot 152 due to a long history of violations of the applicable Declarations of Restrictions and non-payment of assessments. Motion passed unanimously.**
- c. **MOTION: John Ingemi moved, and Karen Summers seconded, a request to the BOD to seek injunctive relief with regard to continuing nuisance and rubbish violations of the Declarations of Restrictions at Div 05 Lot 027. The relief should require the owner to clean up the property by a date certain, or LLCC can exercise its right per the Declarations to enter and clean it up the property at owner expense.**

The Committee also requests an update from the CAM on the probate issues concerning Div 04 Lot 004 which are impeding property cleanup.

**Complaints deleted from Compliance Register: 02-075; 03-418,419; 05-103; 05-026.**

9. **Adjournment:** Ed Stembers moved to adjourn, seconded by Susan Smart, motion passed unanimously.

**MOTIONS TO THE BOD:**

- a. **MOTION:** Karen Summers moved, seconded by Susan Smart, a request that the BOD clarify and resolve of LLCC amenities-use issues associated with tenants of STRs, as the Committee members continue to receive complaints with which the Committee must deal appropriately. Motion passed unanimously.
- b. **MOTION :** Karen Summers moved, and Ed Stembers seconded, a request that the BOD initiate Delinquency Foreclosure proceedings against the owners of Div 04 Lot 152 due to a long history of violations of the applicable Declarations of Restrictions and non-payment of assessments. Motion passed unanimously.
- c. **MOTION:** John Ingemi moved, and Karen Summers seconded, a request to the BOD to seek injunctive relief with regard to continuing nuisance and rubbish violations of the Declarations of Restrictions at Div 05 Lot 027. The relief should require the owner to clean up the property by a date certain, or LLCC can exercise its right per the Declarations to enter and clean up the property at owner expense.
- d. The Committee also requests an update from the CAM on the probate issues concerning Div 04 Lot 004 which are impeding property cleanup.