

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

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LLCC Community Compliance Committee Meeting (HYBRID)

Monday December 3, 2023 @ 10:00AM

Join Zoom Meeting

<https://us02web.zoom.us/j/83668095851?pwd=R2J0ZVNNTlQrczVzVDIyaXpxTWFXQT09>

Meeting ID: 836 6809 5851

Passcode: 592997

Meeting Minutes

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

- a. Members Present: Brian Smith – Chair, E. Stember, J. Ingemi;
- b. Excused: B. Bakken, S. Smart, K. Summers –Vice Chair
- c. Absent:
- d. Guests: Dean Dyson
- e. New Member Addition: **Tamy Fletcher—Membership on the Compliance Committee after having attended three meetings, moved by Ed Stember, seconded by John Ingemi. Passed unanimously**

2. **Approval of Previous Minutes:** Ed Stember moved approval, John seconded and motion passed unanimously.

3. **Additions or Changes to the Agenda:** None

4. **Status of 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.** *BOD and Comp Comm to discuss with Atty 20231204. Comp Comm should continue to process and register complaints until there is a change in membership renters' rights.*

b. **MOTION:** Karen Summers moved, and Ed Stember 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. BOD referred to BOD Treasurer.

c. MOTION: John Ingemi moved, and Karen Summers seconded, a request to the BOD to seek injunctive relief regarding 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. BOD and Comp Comm to discuss with HOA Atty.

The Committee also requests an update from the CAM on the probate issues concerning Div 04 Lot 004 which are impeding property cleanup. BOD referred to BOD treasurer to pursue probate status of property.

- 5. Chair's Opening Comments:** Brian Smith mentioned that he was scheduled to meet with HOA BOD members and the HOA Atty 20231204 to discuss several issues—STRs, the Clonakilty disaster, seeking greater use of legal methods to compel compliance or allow LLCC cleanup of trashed properties as provided in the Declarations—reliance on fines and liens is slow and collecting money isn't the purpose of the Compliance Committee, but rather improving the quality of neighborhood life.
- 6. New Business:**
 - a. Trailer Survey:** Only two locations remain in violation and have been sent letters.
 - b. Fine Processing:** During discussion of this item Tamy Fletcher inquired as to the adequacy of the processes by which routine assessments in arrears are treated, and how non-routine assessments like compliance fines are collected. There is an established process adopted by the BOD for the collection of delinquent dues and water payments, but not specifically for fines. The group agreed it might be useful to develop an official process for dealing with compliance related fines to guide Committee, office staff and BOD actions.
- 7. Old Business:**
 - a. The ongoing Clonakilty saga—**Foreclosure has been started, and the HOA Atty has filed for permission to enter the property to document the on-going situation.
- 8. Register Review and Update:** The register was reviewed and updated; 03-300 and 05-100 were removed.
- 9. Adjournment:** Motion to adjourn made by John Ingemi, second by Ed Stember and unanimously approved.