

Lake Limerick C.C.



est. 1966

LAKE LIMERICK COUNTRY CLUB

790 East Saint Andrews Drive, Shelton, WA 98584

Phone (360) 426-3581 Fax (360) 426-8922

Email: compliance@lakelimerick.net Web site: <http://www.lakelimerick.com>

LLCC Community Compliance Committee Meeting (HYBRID)

Monday, December 2, 2024 @ 10:00AM

Crows' Nest

Join Zoom Meeting

<https://us02web.zoom.us/j/83843451516?pwd=xMK7rNyEzm276ZPhQgvao6f99Vf9Op.1>

Meeting ID: **838 4345 1516** Passcode: **011276**

Meeting Minutes

1. Call to Order and Roll Call:

- a. Members Present: J. Ingemi-acting Chair; B, Smith –Vice Chair; E. Stember; K. Summers
- b. Excused:
- c. Absent:
- d. Guests: Tracy Houston, Rich Allen, HOA General Manager Shannon Ramos
As this was Rich Allen's third meeting, and he has expressed interest in joining the committee, Brian moved accepting him as a Committee member, Karen seconded, and the motion passed unanimously. Rich will need to fill out an application.

2. Approval of Previous Minutes: Deferred to next meeting

- 3. Status of Motions to the BOD requiring feedback from BOD-B. Smith:** None except those actions listed on the Compliance Register. Discussion of pending legal actions stemming from compliance actions-GM position Compliance Committee doesn't need to know more than that certain cases have been referred for legal action. Discussion also that the Committee needs to continue to act on issues concerning corner of Clonakilty and Mason Lake Road if violations re-occur even though there is a case in legal action, and still unresolved issues regarding Public Trust Doctrine as it applies to non-member and non-resident use of lakes.

- 4. Chair's Opening Comments-** J. Ingemi: Welcome guests, Rich as a new committee member, and potential new members including Tracy Houston. Has a few more prospects he hopes to have attend future meetings and become members.

-
5. **Update on Lake/Dam lakeshore compliance issues and trailer violations**—J. Ingemi
Lake Dam Committee reported fences on some properties around the lake that appeared to be in violation of lake setback requirements in the declarations. Action unintentionally delayed for several months, and LD sent a reminder. Letters were sent to members. New letters sent with \$600 fines to members not coming into compliance and giving no response. Experienced not uncommon problem of misidentifying non-complying DivLot from the water, but those cases have been resolved.

 6. **Brief presentation of Buildium Violation section**-J. Ingemi
The relationship of Buildium to compliance activities was discussed. The Committee consensus was that fines can be issued but, should not be added to Buildium member accounts until the BOD has officially approved the Compliance register containing the fine. This will reduce the corrections needed to be made.

 7. **Register Review and Update:** See attached Register for additions and updates. R. Allen will research how other HOAs compel cleanups, deal with derelict cars missing active registration, etc. E. Stember will check on report of a new shed with a steel roof on Balbriggan

 8. **Adjournment:** E. Stember moved to adjourn, K. Summers seconded, and the vote to adjourn was unanimous.

 9. **NEW MOTIONS TO THE BOD:** See December 2024 Compliance Register.

Respectfully submitted,