

Lake Limerick C.C.



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LLCC Community Compliance Committee Meeting (HYBRID)

Monday, February 3, 2025 @ 10:00AM

Crows' Nest

Join Zoom Meeting

<https://us02web.zoom.us/j/81218797675?pwd=vkl9IHIMRqMBoADI7JOIHpbaOdHFyJ.1>

Meeting ID: **812 1879 7675** Passcode: **348886**

Meeting MINUTES—Draft Minutes subject to full committee approval”

1. Call to Order and Roll Call:

- a. Members Present: J. Ingemi-acting Chair; B. Smith –Vice Chair; R. Allen; K. Summers
- b. Excused: E. Stember, Tracy Houston
- c. Guests: Shannon Ramos, HOA General Manager (teleconference); Dean Dyson

2. Approval of Previous Minutes: R. Allen moved approval of January 2025 minutes, K. Summers seconded, motion passed unanimously.

3. Status of Motions to the BOD requiring feedback from BOD: None

4. Chair's Opening Comments- J. Ingemi: Short introductory comments.

5. Update on compliance issues: R. Allen reported in more detail his research on how the HOA might deal, based on the RCWs, with derelict cars missing active registration and committed to sending Committee members the results of his research (sent later in the day). Richard also reported on his investigation of a member's issue with drainage from an adjacent property, and fences and a retaining wall erected near the lakeshore closer than the setbacks listed in the Declarations. Shannon reported on a conference call she participated in with an HOA specialty law firm.

6. Register Review and Update: Committee members reviewed the attached Register and made appropriate additions and updates for Board approval. Three properties were removed from the register due to efforts to come into compliance. During the register review clarification of several legal issues related to Public Trust Doctrine and ADA/reasonable accommodation were

discussed with General Manager Ramos for follow up with the HOA attorneys.

7. **Adjournment:** A motion to adjourn at 11:30 AM passed unanimously.
8. **NEW MOTIONS TO THE BOD:** None other than the Compliance Register.

Respectfully submitted, B. Smith