

2123848 Mason County WA

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LAKE CUSHMAN MAINT

After Recording Return To:
Lake Cushman Maintenance Co.
3740 N. Lake Cushman Road
Hoodsport, WA 98548

Document Title:

Lake Cushman Maintenance Co. Board Resolution 10-19 Adopting Fee and Fine Schedule.

Re-recording to add Administrative Fee under AC Compliance.

Supersedes Resolution 02-19 Adopting Schedule of Administrative Fees adopted by the LCMC Board of Directors on January 24, 2019 and recorded on 2/20/19 under Auditor file #2106535.

Grantor:

Lake Cushman Maintenance Co.

Grantees:

Public

Legal Description:

Plat of Lake Cushman Divisions 1 through 19; Eastside 1 Plat; Westside 1 Plat; Westside 2 Plat, Westside 3 Plat



LAKE CUSHMAN MAINTENANCE COMPANY

Homeowners Association For The Lake Cushman Development

3740 N Lake Cushman Road, Hoodspout, WA 98548-9711

(360) 877-5233 FAX: (360) 877- 6713

TOLL FREE: 1-888-777-6443

LAKE CUSHMAN MAINTENANCE COMPANY
BOARD RESOLUTON 10-19
ADOPTING FEE AND FINE SCHEDULE

Background: To centralize fee and fines associated with operations and services provided by the Lake Cushman Maintenance Company.

WHEREAS, Staff is attempting to centralize the location of where Fees and Fines are identified within LCMC governing documents, as this information is spread out within various Policies and Resolutions that make up what is charged as it pertains to fines and for services provided; and

WHEREAS, Article II of the Lake Cushman Maintenance Company Articles of Incorporation gives the corporation the right to assess fees and issue fines, as identified within this section of the Articles of Incorporation; and

WHEREAS, this fee and fine schedule will be updated annually and approved by the Board of Directors prior to going into effect, serving as the official document identifying any fees and/or fines to be assessed as part of the services and regulatory mechanisms, as granted to LCMC under its governing documents and State law.

NOW, THEREFORE BE IT RESOLVED that the Lake Cushman Maintenance Company Board of Directors hereby adopts the attached Fee and Fine Schedule to serve as the lone instrument in identifying current fees and fines, authorized to be assessed under LCMC governing documents, previous Resolutions and within the authority given to the corporation under Washington State law.

**LAKE CUSHMAN MAINTENANCE COMPANY
BOARD OF DIRECTORS:**

Adopted this 14th Day of December 2019

BY: _____

Board President – Keith Hillstrom

BY: _____

Secretary – Jeffery Greb

www.LakeCushmanMC.com lcmc@LakeCushmanMC.com

2020 LCMC FEES -- HOA & WATER			
GL CODE	DESCRIPTION	FEE	UNIT
HOA FEES			
5420-000	AC COMPLIANCE		
5210-200	LATE FEE INTEREST - HOA	1.50%	
5211-200	LATE PAYMENT PENALTY - HOA	\$ 25.00	
5212-200	CERTIFIED MAIL CHARGE	\$ 10.00	
5220-200	FILE/RELEASE LIEN FEE - HOA	\$ 275.00	
5260-200	PYMT PLAN FEE - HOA	\$ 10.00	PER MONTH
5265-200	BAL INQ FEE - HOA	\$ 35.00	PER LOT
5270-200	NSF FEE - HOA	\$ 25.00	
5280-200	OWNER TRANSFER FEE - HOA	\$ 80.00	PER LOT
WATER FEES			
5105-700	TAMPERING FINE	\$ 750.00	
5130-700	NEW WATER CONNECTION FEE	\$ 2,500.00	
5135-700	WATER USAGE		BASED ON USAGE
5140-700	DISC / RECONNECT	\$ 75.00	
5140-700	RECONNECT AFTER HRS / HOLIDAY	\$ 250.00	
5141-700	WATER NON-ER SHUT OFF	\$ 35.00	
5142-700	WATER NON-ER TURN ON	\$ 35.00	
5143-700	DATA LOG USAGE	\$ 35.00	
5145-700	PYMT PLAN FEE - WATER	\$ 10.00	PER MONTH
5210-200	LATE FEE INTEREST - WATER	1.50%	PER MONTH
5211-700	LATE PAYMENT PENALTY - WATER	\$ 25.00	
5212-700	CERTIFIED MAIL CHARGE	\$ 10.00	

LCMC_2020_Fee and Fine Schedule

2020 LCMC FEES -- HOA & WATER			
GL CODE	DESCRIPTION	FEE	UNIT
5220-700	FILE / RELEASE LIEN FEE - WATER	\$ 275.00	
5265-700	BAL INQ FEE - WATER	\$ 35.00	PER LOT
5280-700	OWNER TRANSFER FEE-WATER	\$ 30.00	PER LOT
AC COMPLIANCE			
5240-000	BASE FINE MAJOR CATEGORY	\$ 400.00	
	DAILY \$40 UP TO \$4,000 MAX		
	BASE FINE MINOR CATEGORY	\$ 200.00	
	DAILY \$20 UP TO 2,000 MAX		
	ADMINISTRATIVE FEE/ VIOLATIONS	\$ 50.00	
	CERTIFIED MAIL CHARGE	\$ 10.00	
	BUILDING PERMIT- HOUSE, GARAGE	\$ 100.00	
	BUILDING PERMIT - FENCE, SM OUTBUILDING	\$ -	
	TREE CUTTING PERMIT	\$ 10.00	
	STOP WORK ORDER VIOLATION, DAILY FINE (Up to \$250/per day, AC's Discretion)	\$ 100.00	
SECURITY			
5010-500	BURNING ILLEGAL MATERIALS	\$ 250.00	
	CABIN WATCH	\$ 10.00	PER MONTH
	DANGEROUS DOG	\$ 500.00	
	FAILURE TO COMPLY BURN	\$ 500.00	
	FAILURE TO LOCK DOW GATE	\$ 250.00	
	FIRE UNATTENDED	\$ 250.00	
	FIREARMS	\$ 1,000.00	

LCMC_2020_Fee and Fine Schedule

2020 LCMC FEES -- HOA & WATER			
GL CODE	DESCRIPTION	FEE	UNIT
	FIREWORKS	\$ 1,000.00	
	NOISE DECIBEL LEVEL	\$ 100.00	
	NUISANCE DOG/PET	\$ 100.00	
	UNLIC / UNACCOMP DRIVER	\$ 100.00	
	PARKING/DOCKING	\$ 50.00	
	ABUSE OF STICKER/PASS RULES	\$ 250.00	
	OTHER PARK RULE VIOLATIONS	\$ 50.00	
PARK FEES			
5040-300	ANNUAL PASS - GUEST	\$ 45.00	
	ANNUAL BOAT / TRAILER - MEMBER	\$ 15.00	
	DAY GUEST VEHICLE	\$ 15.00	PER DAY
	DAY GUEST BOAT	\$ 12.00	PER DAY
	LAUNCH & LEAVE	\$ 12.00	
	GAZEBO RENTAL (PARKS)	\$ 50.00*	PER DAY
	*The Board of Directors may waive Gazebo Rental Fees for non-profit organizations		
GOLF COURSE FEES			
Greens Fees			
	<i>Daily Green Fee 9 - Holes</i>		
	Member (HOA)	\$ 18.00	
	Public	\$ 20.00	
	Weekends/Holidays Member	\$ 20.00	

LCMC_2020_Fee and Fine Schedule

2020 LCMC FEES -- HOA & WATER			
GL CODE	DESCRIPTION	FEE	UNIT
	Weekends/Holidays Public	\$ 22.00	
	<i>Daily Green Fee 18 - Holes</i>		
	Member (HOA)	\$ 27.00	
	Public	\$ 30.00	
	Weekends/Holidays Member (HOA)	\$ 29.00	
	Weekends/Holidays Public	\$ 32.00	
	<i>Twilight Rates (After 3:00 pm)</i>		
	9 Holes - Member or Public	\$ 13.00	
	18 Holes - Member or Public	\$ 18.00	
	<i>Ongoing In-Season Special</i>		
	18 Holes w/Cart (Monday/Tuesday)	\$ 35.00	
	<i>Winter Walking Rates (October - March)</i>		
	9 Holes (Member or Public)	\$ 13.00	
	18 Holes (Member or Public)	\$ 18.00	
Power Cart Rental			
	9 holes (Single Rider)	\$ 10.00	
	18 holes (Single Rider)	\$ 15.00	
Other Equipment Rental			
	Clubs for 9 holes	\$ 10.00	
	Clubs for 18 holes	\$ 18.00	
	Pull cart for 9 holes	\$ 5.00	
	Pull cart for 18 holes	\$ 8.00	
	Monthly Shed Rental (Gas or Non- Electric Use)	\$ 30.00	Per Month
	Monthly Shed Rental (Electric Use)	\$ 40.00	Per Month

LCMC_2020_Fee and Fine Schedule

2020 LCMC FEES -- HOA & WATER			
GL CODE	DESCRIPTION	FEE	UNIT
	Annual Shed Rental (Gas Cart)	\$ 325.00	Plus Tax
	Annual Shed Rental (Electric Cart)	\$ 370.00	Plus Tax
Driving Range Balls			
	Small Bucket	\$ 6.00	
	Medium Bucket	\$ 8.00	
	Large Bucket	\$ 10.00	
Memberships			
	Annual Green Fee Public, 7-Days	\$ 775.00**	Plus Tax
	Annual Green Fee Member, 7-Days	\$ 625.00**	Plus Tax
	Annual Green Fee, Junior (18 and Under)	\$ 100.00	Plus Tax
	Annual Trail Fee	\$ 120.00	Plus Tax
	Annual Cart Rental	\$ 350.00	Plus Tax
	Annual-Single Driving Range	\$ 135.00	Plus Tax
	Annual-Family Driving Range	\$ 190.00	Plus Tax
	**If patrons purchase two family-related annual green fee memberships at the same time, a discount of \$50 will be deducted from the second annual green fee purchase. No additional discounts apply.		
Punch Cards			
	<u>Members</u>		
	9 Holes - 10 Rounds	\$ 145.00	Per Year
	18 Holes - 10 Rounds	\$ 230.00	Per Year
	9 Holes - 30 Rounds	\$ 410.00	Per Year
	18 Holes - 30 Rounds	\$ 620.00	Per Year

Revised 1/11/20

2020 LCMC FEES -- HOA & WATER			
GL CODE	DESCRIPTION	FEE	UNIT
	<i>Public</i>		
	9 Holes - 10 Rounds	\$ 185.00	Per Year
	18 Holes - 10 Rounds	\$ 270.00	Per Year
	9 Holes - 30 Rounds	\$ 480.00	Per Year
	18 Holes - 30 Rounds	\$ 735.00	Per Year
ADMINISTRATIVE FEES			
Records Requests			
	RCW 24.03.135: Cost of inspecting or copying shall be borne by such member except for costs for copies of articles or bylaws.		
	RCW 64.38.045: The association may impose and collect a reasonable charge for copies and any reasonable costs incurred by the association in providing access to records.		
Photocopying Fees			
	Up to 5 pages	Free for members	
	6 – 10 pages	.12 per page (No Admin Fee)	
	11 - 50 pages	.12 per pg. + \$5 Admin Fee	
	51 – 100 pages	.12 per pg. + \$10 Admin Fee	
	101 – 150 pages	.12 per pg. + \$15 Admin Fee	
	151 – 500 pages	.12 per pg. + \$25 Admin Fee	
	Over 500 pages	.12 per pg. + \$20 per Hr.	
	Fax Services	Same as copying	
	Notary Services	Free for members	

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