

LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS
MINUTES
January 28, 2017

I. ROLL CALL:

President Kelly Evans, Vice President Paul Wagner, Treasurer Norm Bartoo, Secretary Penny Cory, Directors, John Rizzo, Brian Smith, Dave Kohler, John Torkelson (via phone), Glen Zevenbergen (excused), and Water Chair Phyllis Antonsen.

II. APPROVAL OF MINUTES:

Board Minutes **December 17, 2016**

A motion was made by Paul Wager seconded by Brian Smith and passed with no nays as follows:

To Approve the Minutes of December 17, 2016 as written.

III. FINANCIAL REPORT: Treasurer Norm Bartoo reviewed December Financial Reports, expenditures and income.

A motion was made by John Rizzo seconded by Dave Kohler and passed with no nays as follows:

To Approve the Financial Reports for December 31, 2016

IV. GUESTS FROM THE FLOOR: Request to be added to the agenda

<u>Div/Lot#</u>	<u>Member Name</u>	<u>Item to add to Agenda</u>
2-70	Tom Taylor	Property Liens

V. CONSENT AGENDA: (Committees motions, attached)

A motion was made by Dave Kohler, seconded by John Rizzo and passed with no nays as follows:

To Approve the Consent Agenda as presented/amended and to include the approval of all Committee Minutes, in particular the Architectural Minutes.

VI. OLD BUSINESS:

1. Study Session Report

President Kelly Evans reported work done at study session included presentation by Office Manager Deborah Wallace on bids/costs for upgrade of server, communications, phones and TV service. Our system is inadequate for our needs. We continue to have work done on the website. The framework is in place and content is being input. Next study session will be on Feb. 4th at 1:00 p.m.

2. Railroad Update – Navy Team Nothing to report

3. Kimber Construction – update. Brian Smith reported that a letter to Kimber will be completed and ready for signature next week. Brian and Linda Smith have been contacting other customers of Kimber, and have established a pattern of behavior of Kimber collecting funds and not performing the work. They have contacted some government agencies and will continue efforts to collect the funds advanced to Kimber with non-performance on their part.

4. Mouenke Dock update. Dock is out of the water, but bags of Styrofoam have been collected from the dock and the owner needs to provide a plan for dismantling of the dock, and addressing the environmental hazards. Letter to owner will be sent.

5. Café rebranding/remodel plan. Paul has volunteers already working and have done clean-up and painting. We have a preliminary plan, and some estimates on costs. There will be a meeting to put together drawings and final plans for the soffit over the food preparation area and the display wall. Target date of March 15 or St. Patrick's Day for a "soft" opening.

6. Dam Operations Manual status. Engineer Ken Martig was a guest at Exec. Committee meeting. Brian Smith reviewed input from Mr. Martig regarding the most recent dam inspection. Brian and Mr. Martig will

work together on language for the Maintenance and Operations Manual to establish clear procedures for determining the timing of installation and removal of weir boards that control lake levels.

7. Project Approval Resolution. The Resolution has been reviewed by Board Members and wordsmithing is complete. There was discussion regarding approval on items costing over \$1,000, and it was agreed that for our current circumstance the amount is appropriate. MOTION to approve the Resolution by Dave Kohler, second by Penny Cory passed with no nays.

8. Community Association Manager Job Description. Board members have reviewed this job description at study session. Motion by Dave Kohler seconded by Penny Cory passed with no nays to approve the Community Association Manager Job Description.

9. Report from Nominations Committee. Bonnie Morrow noted some candidates have submitted their declaration and some have not. The full slate of candidates will be in the March Newsletter.

10. Golf Committee Fee Structure. Motion by Brian Smith, second by John Rizzo and approved with no nays to direct the Greens Committee prepare and present a fee structure proposal with comparisons to other courses and fees for the last 2 years. Motion by Dave Kohler, second by Brian Smith and passed with 1 nay by Paul Wagner to ask the Greens Committee to discuss and consider changing Golf Annuals, to Golf Seasonal.

VII. NEW BUSINESS

1. Great Hall Rental. Discussion regarding losses on Banquets. Motion by Penny Cory, second by Paul Wagner and passed with no nays to suspend any new non-member (Public) Banquets.

2. Communication / IT Package for office. After discussion of pros and cons of bundling services and our need to move quickly to upgrade our server to avoid loss of data, it was agreed we need more detailed information on the HCTC proposal, review of what we have and what we need, in detail. Penny Cory will contact Roger Milliman and request his assistance in understanding the equipment, work proposal and our needs. Will report information to BOD via email as we get it.

3. Review & discussion of Inn Committee Minutes & Customer Survey. Food operations are one of our biggest costs. We need to address the fact that the number of people who eat at the Inn has dropped. We took a survey at the Tom & Jerry party and the responses indicate problems that have previously been identified, and we seem not to be addressing those issues and making changes. Things such as Menu size, customer service, pricing, food purchasing costs, food in bar vs. restaurant (which menu items?), need to be addressed. The Inn Committee has a survey prepared asking what our Members want from the Inn, it will be handed out to attendees at the February Town Hall. Rhonda Mayner, Inn Committee chair, has agreed to direct the committee to focus on making substantial changes/improvements.

4. Planning February Town Meeting. Plans include financial status and budget reports. We will finalize preparation at our study session on Feb. 4, 2017

5. Unused Vacation Time-moved to closed session.

6. Senator Sheldon's SB5236 & SB5377 Re: HOA's

In 2016, Senator Sheldon has introduced a Bill, changing the way HOA's approve annual budgets. It did not pass, and he has introduced a new version that will, if successful, have a negative impact on LLCC as well as many other HOA's, because it can put a small group of disgruntled members in control of Association budgets, rather than the entire community. Motion by Brian Smith, seconded by Dave Kohler and passed with no nays to go on record opposing Senate Bill 5377. President Kelly Evans will be in attendance at the Hearing on Jan 31, 2017 to testify in opposition.

VII. OTHER BUSINESS: Tom Taylor discussed property liens, and relationship with attorney. We have staff now assigned to work on liens, following now established policy, which includes evaluating attorney fees that might outweigh the value of the property.

VIII. CORRESPONDENCE: N/A

IX. ANNOUNCEMENTS

Feb 5 2017 Super Bowl Sunday
Feb 11 Valentine's Day Dinner
March TBA Deep Drilling of Greens
March 17 St. Patrick's Day Dinner
March 25 Candidates Night (proposal to change to March 18 is pending)
April 15 Annual Meeting
April 15 Magpies Bake Sale
April 16 Easter Brunch
April 22 Parks Open
April 22 Fishing Derby

X. MOTION TO CONVENE TO CLOSED SESSION:

A motion was made by Paul Wagner seconded by Dave Kohler and passed with no nays as follows:
To Convene to Closed Session

XI. CLOSED SESSION: Discussions regarding Personnel and legal issues. Motion regarding accrued vacation by Dave Kohler, second by John Rizzo approved with no nays. Motion regarding staffing changes by Penny Cory, second by Norm Bartoo and approved with no nays. Motion regarding job opening by Penny Cory, second by Paul Wagner and passed with no nays.

XII. MOTION TO RECONVENE TO OPEN SESSION:

A motion was made by Dave Kohler, seconded by Brian Smith and passed with no nays as follows:
To reconvene to Open Session

XIII. MOTION TO ACCEPT ALL CLOSED SESSION MOTIONS:

A motion was made by Dave Kohler, seconded by Brian Smith and passed with no nays as follows:
To accept the motions made in closed session regarding accrued vacation time, staffing changes, and job postings.

XIV. MOTION TO ADJOURN MEETING

A motion was made by Brian Smith, seconded by Paul Wagner and passed with no nays as follows:
To adjourn the meeting at 1:20 p.m.

These minutes have not been approved by the Board of Directors
Respectfully Submitted by: Penny Cory