



LAKE LIMERICK COUNTRY CLUB

BOARD OF DIRECTORS

Minutes

October 21, 2017

9:00 AM

1. **Present:** President Paul Wagner; Vice President Kelly Evans; Treasurer Mike Prather; Secretary Brian Smith; Directors Norm Bartoo, Dave Kohler, Roger Milliman, John Torkelson; Water Committee Chair Don Bird (ex officio)

Absent:

Excused: Glen Zevenbergen (resigned)

2. **APPROVAL OF MINUTES**

Action: *Motion to Approve minutes of September 16, 2017, Executive Committee minutes of September 16, 2017 and special Board meeting of October 7, 2017 to fill President Vacancy made by Dave Kohler, seconded by Mike Prather and passed with no nays.*

3. **FINANCIAL REPORT**—Treasurer Mike Prather

Treasurer Mike Prather reported that the preliminary numbers for the year indicated a net profit of \$88,910.56. This month's report is the last in the old format, since next year's reports will use the new budget categories. Once the old year is wrapped up LLCC will be using a system where it will be easier to know what is happening financially, and inaccuracies in the old accounts receivables will be cleared up (erroneous entries will be eliminated).

Action: *Motion to Approve Financial Report was made by Dave Kohler, seconded by Kelly Evans, and passed with no nays.*

4. **ADDITIONS TO THE AGENDA**

- a. John Torkelson requested an item concerning the LLCC Boards Code of Conduct. (added as New Business Item 10e)
- b. Dave Kohler requested an item concerning replacing Glen Zevenbergen on the Board (added as New Business Item 10f)

5. **GUESTS FROM THE FLOOR**

Requests to be added to the agenda

- a. Bud Morrow (2-113) requested an item concerning Lake and Inn issues (added as New Business Item 10g)

6. **CONSENT AGENDA**—Motions to Board from Committee Minutes

Dave Kohler questioned the difference between the current golf rates and the rates proposed in the Greens Committee motion. Vern Duggan (Greens Committee Chair) explained the proposed changes are intended to provide incentives for more paid public and non-annual-member play on the course over the winter.

Regarding the bollards project motion from the Lake Dam Committee Dave Kohler explained the history behind the project, and the information the Committee received at its last meeting concerning continued use of the park area by vehicles, including those possibly involved in illegal activity.

Regarding the Lake Patrol motion from the Lake Dam Committee, Dave Kohler explained the intent was to increase the number of Lake Patrol Boat hours on the lake and to make the Park Host jobs more attractive to potential hosts by including additional paid work over and above their nominal stipend. This led to additional discussion about employee (W-2) versus contractor (1099-misc) status for park hosts, and what the L&I, minimum wage and withholding implications were for each category. Lake Dam Committee motion #2 was moved to the New Business section of the agenda as item 10h.

Action: *Motion to Approve Consent Agenda and Greens Committee motion #1 and Lake Dam Committee motion #1 made by Dave Kohler, seconded by Kelly Evans and passed with no nays. The Architectural Committee "minutes" (list of administrative actions taken under the direction of Board officers in the absence of an active Committee), was added to the consent agenda retroactively at the end of the meeting after review by Board members on a motion by Dave Kohler, seconded by Norm Bartoo, which passed with no nays.*

7. PRESIDENT'S REPORT- President Paul Wagner

President Paul Wagner is encouraged by the renewed interest of the Board members since the work session in assisting with various issues confronting the Board. He noted that LLCC has successfully sold some of the properties it has taken title to over the years. He is pleased that LLCC operations continue to recognize the strong role of committees. He noted the ideas being considered to reconstitute the Architectural Committee.

8. COMMUNITY ASSOCIATION MANAGER'S REPORT-CAM Deborah Wallace

CAM Deborah Wallace commented that the recent sale of property has helped in paying LLCC's attorney Rob Wilson-Hoss \$28,000 of the money owed him for legal work over the last several years. The office has proceeded to implement the process developed by the Water Committee regarding collecting seriously delinquent water bills, a policy that leads to shutting off water when no repayment or repayment schedule is negotiated with the delinquent member. Of the 10 members for whom the Board last month authorized collection steps up to and including shut-off, 8 have paid or worked out schedules and only two had to be shut off. CAM Wallace presented the Board with the next 16 members to be placed in not-good-standing status.

Action: *Dave Kohler moved removing member-in-good-standing standing from the following members so the office can pursue enforcing collection up to and including*

water shutoff: 04-226; 04-225; 04-018; 04-142; 04-141; 05—017; 05-018; 05-019; 01-192; 02-84; 3-068; 03-069; 03-075; 03-247; 03-166. Motion seconded by Mike Prather and passed with no nays.

Cam Wallace reported the accountants have yet to file the 2014-2015 taxes due to possible errors in the accounts receivable. Cam Wallace also reported that rip-rapping the Lake Limerick dam face is complete, and Maintenance will next address erosion on the dam access road. Lastly, LLCC will be moving accounts from Edward Jones to Heritage bank, and CAM Wallace excited that we will be working with a locally headquartered and more community-oriented bank in the future.

9. OLD BUSINESS

a. New Website update—Dave Kohler

Dave Kohler reported that our contractor has a test website up, and has installed plugins and security structure. The product being used to construct the website, WordPress, is an industry standard and the site will be mobile responsive (automatically adjusts display for access on phones and tablets). He has most of the text content Leedia in the office is busy gathering historical and reference documents for access via the website. LLCC will be converting to the new website, email and hosting services in November.

b. Rope Tow for the Golf Course-- President Paul Wagner

President Paul Wagner first clarified that contrary to some members' interpretation of the motion made last month to approve the rope tow as presented by John Torkelson and recommended by the Greens Committee, LLCC would NOT compensate John Torkelson for material expenditures incurred while building the rope tow by reducing his dues accordingly. Instead, LLCC would directly reimburse John Torkelson for the materials used. However, in discussing the issue, John requested that the rope tow be held in abeyance while he works with other interested members on numerous ways suggested for reducing golf operation costs and increasing revenues.

Action: *Dave Kohler, who voted FOR the motion authorizing construction of the Rope Tow last month moved to reconsider the motion, with Mike Prather seconding and the motion passing with 1 nay.*

Action: *Reconsideration of the original motion from the September Board meeting "Glen Zevenbergen moved approval of the Rope Tow project as presented, John Torkelson seconded", motion fails with all nays and 1 abstain.*

c. Requests for Exception to over winter trailer removal—Dave Kohler

Dave Kohler reported on his and others research and summary of issues regarding the overwintering of trailers and RVs on camping lots (those without houses). Trailers used not to be allowed to overwinter on camping lots. In 2006, a member requested to leave a trailer on their camping lot because he was too ill to move it that year. By 2007, more members had applied for permission to

leave their trailers, and the Architectural Committee asked the Board if they were going to allow trailers to overwinter in 2007-2008. The Board passed a motion *"to continue the winter trailer permits for one more year"*. After that, it seems to have continued as a practice. The board subsequently placed minimum and maximum usage, and proof of ownership requirements on the permits, and in 2016 required sign-ins to prove the trailers were actually being used. In 2017, the Architectural Committee recommended terminating over winter permits and the Board passed the consent agenda with that recommendation. However, in response to complaints that the sign-in process was not properly understood, and that the Boards action to terminate the program came too late in the year, The Board subsequently passed a motion in September to allow exceptions to the overwintering ban in 2017-2018. However, the motion contained no provisions for implementation.

Action: *Dave Kohler made a motion that the Board will consider exception requests for the 2017-2018 winter for members who had permits for 2016-2017 as listed in the Architectural Committee February 2017 minutes, plus two requests received by the LLCC office, subject to the following conditions (1) Requestor must have had a permit in 2016-2017 (unless one of the two additional permit applications already received in the LLCC office); (2) New application forms must be received by November 1, 2017; (3) Proof of current registration must accompany the application (previously required); (4) Terms of the previous permits concerning usage and sign-in to prove usage still apply; (5) The exception requests will be reviewed at the November 2017 Board of Directors meeting. The Board further declares its intent to address this issue in the Spring to include discussion at a Town Hall member meeting. Motion seconded by Brian Smith and passed with no nays, John Torkelson absent for the vote.*

10. NEW BUSINESS

a. Semi-Annual Budget Election meeting

President Paul Wagner briefly discussed the agenda for the afternoon meeting.

b. Revising the Architectural Committee Resolution—Brian Smith

After the last Board meeting and the recognition that the current Architectural Members had quit, Secretary Brian Smith prepared a draft resolution for redefining the Architectural Committee and sent copies to members of the Board. He asked that the Board members review the draft and send him any comments and suggestions they may have. The intent of the revised resolution is to make greater use of Association staff to perform preliminary processing of permit applications and complaints. This would allow the Committee to focus on more complicated issues, and on judging the severity of violations of the Declarations of Restrictions and other community rules and the fairness of remedies recommended to the Board.

c. Authorizing Board Executive Committee to carry out the duties of any committee when there are no active committee members—Brian Smith.

Until a new Architectural Committee is formed, the duties of the Committee must still be carried out. Currently Board officers are filling in. Secretary Brian Smith suggested that this interim solution be officially sanctioned by the Board.

Action: *Brian Smith moved that the Board authorize the Executive Committee to discharge the duties of the Architectural Committee until such time a new has been reconstituted. Kelly Evans seconded and the motion passed with no nays.*

d. Pilot Program on Conveying Title to LLCC for Properties with Clear Title and Current Taxes but in Arrears on Dues and Water—Paul Wagner

President Paul Wagner described situations where it may be more advantageous financially to accept title for a piece of property than pursue recovery of back dues, assessments and/or fees through expensive legal means. He wanted to inform the Board that he would like to try a pilot the next time such a situation comes up to see if this approach would be better for the Association.

e. Board Code of Conduct—John Torkelson

John Torkelson wanted to remind everyone that the Board's Code of Conduct adopted several years ago states that once the Board has made a decision about a policy or project, the members have a responsibility to support the decision.

f. Replacing Board member Glen Zevenbergen who resigned—Dave Kohler

Dave Kohler asked what the plan would be for replacing Glen Zevenbergen for the remainder of his term. After discussion, President Paul Wagner said he would announce the vacancy at the Semi-Annual member Meeting in the afternoon, and request that anyone interested in being appointed to the board should submit a letter of interest by Friday November 3, 2017.

g. Lake and Inn issues--Bud Morrow

Association member Bud Morrow (2-113) ask the Board to consider two issues: 1) The Water Department, restaurant/lounge, and golf are major cost centers that also generate income to off-set the expenses. He would like the Board to consider charging powerboats a use fee to offset Lake Management expenses (similar to the trail fees charged to use golf course paths). President Paul Wagner suggested that the issue be considered by the Lake Dam committee to develop recommendations to the Board. Brian Smith requested that Bud volunteer to help the Lake Dam Committee look at the issue, and reminded the Board that Roger Milliman had suggested a while back that the committees work to develop break even budgets for their respective subject areas (Golf, Lakes, Inn); 2)

Staffing levels in the lounge and restaurant on Friday nights resulting in slow service. President Paul Wagner suggested that the comment cards are an appropriate way to identify problems.

h. Lake Dam Committee motion concerning staffing Lake Patrol—Dave Kohler

Action: *Dave Kohler moved to reinstate the successful practice of engaging park hosts to man the patrol boat for up to 12 hours per week for a maximum of \$2500 per year. Motion seconded by Kelly Evans, and passed with 1 nay.*

11. OTHER BUSINESS

12. CORRESPONDENCE

13. ANNOUNCEMENTS AND UPCOMING EVENTS

- October 21 Semi-Annual Membership Meeting—Budget
- October 28 Magpies 27th Annual Bazaar
- October 29 Halloween Kids' Party (Sunday)
- October 31 Fishing Season ends
- November 1 Parks Closed
- November 18 Thanksgiving Dinner
- November 28 Decorate the Inn
- December 9 Tom and Jerry Party
- December 16 Christmas Dinner
- December 31 New Year's Eve

14. MOTION TO CONVENE TO CLOSED SESSION

None

15. CLOSED SESSION

16. MOTION TO RECONVENE TO OPEN SESSION

17. MOTION TO ACCEPT ALL MOTIONS MADE IN CLOSED SESSION

18. MOTION TO ADJOURN

Action: Motion to adjourn made by Dave Kohler at 11:54 AM, seconded by Roger Milliman, and passed with no nays.

**Lake Limerick Country Club Board of Directors
CONSENT AGENDA
September 16, 2017**

The Board approves the specific actions of the Architectural Committee on individual permits, complaints and other business matters as presented in their meeting minutes.

The following are motions to the Board of Directors from the indicated committees as presented in their minutes from their most recent meetings.

Architectural Committee

No special motions. Specific administrative actions are listed in the October 2017 Minutes for Board approval.

Greens Committee

1. Motion was made by Ann Johnson that we have a winter rate for golf of \$150 with no cart included and \$200 with a cart (subject to cart rules) to run from November 1st through March 31st. A daily winter rate to be equal to the twilight rate now in place. \$15 on weekends and \$13 for weekday play. A winter golf cart rental fee of \$7 per seat. All rates include tax. Motion was seconded by Ed Irvin. Motion passed with no nays.

Inn Committee

No special motions.

Lake Dam Committee

1. I move that the Lake Dam Committee requests the Board immediately cause bollards to restrict vehicle access to Lake Leprechaun Park be installed to reduce nuisance and safety/security concerns. Motion made by Brian Smith and seconded by Dan Barnett. Motion carried.
- ~~2. I move to reinstate the successful practice of engaging park hosts to man the patrol boat for up to 12 hours per week for a maximum of \$2500 per year as W-2 wages. Motion made by Debbie Moore and seconded by Kelly Evans. Motion carried with one nay.~~

Water Committee

No special motions.

Committee Motions pulled from the Consent Agenda

Lake Dam Committee

2. I move to reinstate the successful practice of engaging park hosts to man the patrol boat for up to 12 hours per week for a maximum of \$2500 per year as W-2 wages. Motion made by Debbie Moore and seconded by Kelly Evans. Motion carried with one nay.

SIGN IN SHEET

Lake Limerick Board of Directors Meeting

Date: October 21, 2017

NAME	Division	Lot
Howard Cornehl	2	259
Nan Cornehl	2	259
Nan Stricklin	2	36
Karen Kohler	1	41
Mary Ann Wagner	1	153
Dave Sims	2R	27
Donna J. Miller	1	86
Jeannine Metz	2	51
Ed Irwin	2	157
Bonnie Morrow	2	113
Bud Morrow	2	113
Ron Stull	Staff	
Vern Duggan	2	253
Erin and Kevin Dahl	3	38
Phyl Antonsen	3	111
Dorothy Powter	1	45