



**LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS
MINUTES
September 16, 2017
9:00 AM**

1. **PRESENT:** Vice President Paul Wagner; Treasurer Mike Prather; Secretary Brian Smith; Directors Norm Bartoo, Dave Kohler, Roger Milliman, John Torkelson, Glen Zevenbergen; Water Committee Chair Don Bird (ex officio)
EXCUSED: President Kelly Evans
2. **APPROVAL OF MINUTES**
Action: *Motion to Approve of minutes of August 19, 2017 made by Dave Kohler, seconded by Glen Zevenbergen, passed with no nays*
3. **FINANCIAL REPORT**—Treasurer Mike Prather
Treasurer Mike Prather reported that LLCC's bank account is in good shape. August recorded a net profit of about \$25,000. The 2014-15 tax returns will be filed within four weeks, and then the 2015-16 return will be prepared.
Action: *Motion to Approve Financial Report was made by Norm Bartoo and seconded by Glen Zevenbergen, passed with no nays.*
4. **ADDITIONS TO THE AGENDA**
None
5. **GUESTS FROM THE FLOOR**
No requests for items to be added to the agenda not already on agenda.
6. **CONSENT AGENDA**—Motions to Board from Committee Minutes
Vice President Paul Wagner pulled the Inn Committee motion regarding appointing Sheila Nokes as Inn Committee Chair. Vice President Wagner reminded the Board and the Committee that the President appoints Committee Chairs. He then appointed Sheila Nokes as Inn Committee Chair.
Action: *Glen Zevenbergen moved that the Board confirm the appointment of Sheila Nokes as Inn Committee Chair, seconded by Dave Kohler, motion passed with no nays.*

Glen Zevenbergen questioned the last sentence in the Water Committee's last motion, which references disconnection of water service on those properties that have not paid their water bill or homeowner dues for 90 or more days. The Board has discussed that while water service shutoff is appropriate for non-payment of water bills, shutoff for other reasons is not. This motion was pulled from the consent agenda for further consideration by the Water Committee.
Action: *Glen Zevenbergen made a motion to approve the Consent Agenda and*

Committee motions as amended, in particular the Architectural Committee minutes, seconded by Roger Milliman and passed with no nays.

7. PRESIDENT’S REPORT-Vice President Paul Wagner

Vice President Paul Wagner referenced his earlier comments concerning the need for Kelly Evans to resign as Board President due to family reasons, although he is staying on the Board.

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

CAM Deborah Wallace requested that LLCC purchase a drop box for \$2,000 to allow members to drop off payments and ballots from their cars in the parking lot, particularly during inclement weather. The Board will study the Project Approval Request. CAM Wallace also reported that the office staff is moving forward to collect delinquent dues and water accounts from the most behind—such as one member who owes \$3,785 for water service and \$6,500 in dues. She requested that the Board approve removing “member in good standing” status from a list of the most egregious so that the staff per the By-Laws could start the process to shut off water service if they do not pay the arrears accounts or enter into a payment plan.

Action: *Dave Kohler made a motion to remove “member in good standing” status from the following members: 05-074, 05-073, 04-066, 04-160, 04-215, 05-009, 01-127, 03-286, 05-115, 02-071, 04-164, 01-148, 05-027. Motion seconded by Glen Zevenbergen and passed with no nays.*

The CAM has also been spending a lot of time developing a budget as will be discussed later in the meeting.

9. OLD BUSINESS

a. New Website update—Dave Kohler

Dave Kohler reported that a contract has been executed with a vendor to develop the new website after soliciting bids from four vendors. Several members of the working group and staff have met with the vendor twice and the vendor should have prototypes to start reviewing by the end of the month. The Vendor also developed the Mason County Sheriff’s website.

b. Golf Cart Path repaving project—Vice President Paul Wagner

Ron Stull reported Jason Howerton (Golf Course Superintendent) did a whale of a job as project manager. He supervised removal of rocks and roots and the paving project that was brought in on budget. Vern Duggan, Greens Committee Chair suggested everyone should walk the course as see what an improvement the paving has been.

c. September 2017 Study Session/Retreat: Roger Milliman

Roger Milliman reported that the themes of the retreat were maintaining assets, growing member participation, and growing revenue. Roughly 30% of the membership votes and actually uses LLCC facilities and services—meaning 70% of the membership doesn’t. The Board wants to increase participation and

member benefit. The Board reviewed draft mission and vision statements, conducted a Strengths/Weaknesses/Threats/Opportunities analysis and started setting measurable objectives and performance measures to increase accountability.

d. Rope Tow for the Golf Course--John Torkelson

John Torkelson introduced the idea of a rope tow on a steep hill on the golf course last month, and presented additional written information for this meeting. The Greens Committee supports the project at a cost of approximately \$3,000. John Torkelson would build the tow equipment this winter at his home down south and would finance the project by being compensated by a reduction in his dues. He believes this project will help older and less physically capable golfers perambulate the course, and will increase revenues from non-member golfers by making the course more user-friendly. Concerns were expressed and addressed about safety and liability, particularly if the tow is built by a volunteer member. One audience member remembered that the course had a rope tow many years ago when he was a youngster at Lake Limerick, and when it snowed the kids would use it for tobogganing (it is intended that the tow be shut down in icy or snowy weather).

Action: *Glen Zevenbergen moved approval of the Rope Tow project as presented, John Torkelson seconded, motion passed 4 yes, 3 nays, and 1 abstain.*

e. Requests for Exception to over winter trailer removal—Vice President Paul Wagner

In 2017, the Architectural Committee recommended discontinuance of the Winter Time Trailer Permit process to the Board of Directors. The Board concurred in passage of the consent agenda at its July 2017 meeting. Since then, 5 or 6 members have requested exceptions from the no Winter Time Trailer policy be granted to them, several of whom were at the Board meeting or had corresponded with the Board prior to the meeting.

The Board reviewed the policy issue. Around 2008, the Board decided to allow trailers to remain on camping lots over the winter if a permit was obtained. Prior to that, all trailers had to be removed from November 16-April 1 each year. Subsequently the Board established minimum usage requirements to justify a permit. In 2016 the Board added a requirement that users of permitted trailers had to sign in when at Lake Limerick (sign in lists were located in the Lounge, the Office and the Pro Shop). This was so that actual usage could be monitored to see if the permit process was meeting its intended purpose of providing an opportunity for people to use Lake Limerick during the winter, and not just providing cheap storage for travel trailers, some of which might not even be able to be moved. Additionally, vacant trailers have become attractive nuisances resulting in break-ins, vandalism and in one case fire. Although some of the 12

members with permits last year signed in, none met the minimum use requirements. Several members requesting exception objected to the return to the prior no wintertime trailers policy, and criticized the sign-in process adopted. Another member suggested all trailers be removed for one month, and then be allowed back by permits once it was established they could be moved. One member stated that she had not bought into Lake Limerick decades ago to live in a trailer park, and one member pointed out that Lake Cushman requires all trailers to be removed over the winter.

Action: *Glen Zevenbergen moved to allow exceptions to the wintertime trailer removal policy, Roger Milliman seconded and the motion passed 4 yes, 3 nays, 1 abstain.*

f. Request from Architectural Committee for Board action on items requiring legal action—Secretary Brian Smith/John Torkelson

Architectural Committee members met with John Torkelson and Brian Smith the day before. The Committee members expressed their concern that the Board is not supporting their attempts to bring members into compliance with the Declarations of Restrictions. Specifically, they do not believe the Board is willing to take further, legal action when the warning and progressive fine process fails to achieve compliance (mostly cleanup of nuisance conditions such as trash, roof tarps, derelict and inoperative vehicles, weeds). Board member and audience discussion included the real costs that LLCC incurs when pursuing legal action, and on the other hand, the need to demonstrate that LLCC is serious about enforcing the Declarations and making sure that message gets out to the larger community and others who are not complying. Vice President Paul Wagner also mentioned that Mason County is starting a new effort to work with homeowners associations to correct situations where members may also be violating County ordinances regarding trash, derelict vehicles, etc.

Action: *Secretary Brian Smith moved that LLCC pursue legal action to compel compliance with the Declarations of Restrictions for the following members who have been through the warning and fine process and still fail to comply: 05-075, 076; 04-049; and 04-171, seconded by Dave Kohler, passed with no nays.*

10. NEW BUSINESS

a. 2017-2018 Lake Limerick Country Club Budget—Treasurer Mike Prather/CAM Deborah Wallace

Treasurer Mike Prather and CAM Deborah Wallace explained they have been working for several months to develop a new format and program for the LLCC budget. The draft budget was sent to the Board members and discussed with the Board at the Executive Committee meeting earlier today. They have developed a budget for each department for each month so finances can be tracked month to month as a management tool. The budget will be sent to the membership as provided by state law for a vote at the semi-annual meeting October 21, 2017. They have had to work from a number of incompatible databases from the past. Now they will be able at this same time next year to push a button and pull actual expenditures for the year without having to reconstruct the data. They believe they have captured all actual expenditures, even those not specified in previous budgets. This budget includes contributions to contingency and reserve accounts. Capital budget items are not included—the money potentially available for projects is indicated and the actual list of projects will be selected by the board later. The draft budget sheets that will be sent to the membership are already posted on the current website, and they were sent out to the Lake Limerick email list and Robbi's informal informational email list. Glen Zevenbergen reviewed for the audience the page of assumptions that underlies the budget. Vice President Paul Wagner pointed out that for the first time he is aware of this a fact-based budget. An audit was also discussed and Treasurer Mike Prather suggested that due to the poor quality of previous data the cost of an audit is not justified this year. Of course, the membership can elect to require an audit. There is no dues increase included in the budget. **Action:** *Glen Zevenbergen made a motion to approve the proposed 2017-2018 Lake Limerick Country Club Budget, and to submit the budget, including footnotes, to the membership for ratification at the October 21, 2017 Semi-Annual meeting, Motion seconded by Norm Bartoo and passed with no nays.*

Water Committee Chair Don Bird stated there had been no material assumptions changes in the proposed 2017-2018 Water Budget. Some capital projects have been identified and can be handled with available reserves. The budget includes a water rate study in the category of professional fees. There are no rate changes included in this year's budget. However, the Water Committee recognizes that not enough money is currently being put in reserves and this will

be looked at in the rate study.

Action: *Dave Kohler made a motion to accept the proposed 2017-18 Water Budget as submitted, seconded by Glen Zevenbergen and passed with no nays.*

Vern Duggan thanked the Board, staff and other community members who have worked so hard to get Lake Limerick back on board and producing a “dream” budget that will let the members actually know what is happening, followed by audience applause.

b. Complaint from Herman Feist (3-29, 20) concerning neighbors planting of cypress trees in alleged violation of the Declaration of Restrictions concerning preserving views, and dissatisfaction with Architectural Committee actions to date.

Herman Feist explained that a few years ago the Architectural Committee approved his neighbor planting rhododendrons in front of their view as long as they were kept four feet high. Now his neighbor has planted Leyland Cyresses that will block his view of the lake. His neighbor has cross-complaints about some temporary structures the Feists put up each year. The neighbors are trying to hide a hog wire fence the Feists put up that they think is ugly. Both the Feists and their neighbors agreed that the 8”X11 ½” photo showing the view of the lake from the Feist’s house was accurate. The Declaration of Restrictions state that fences or other structures must be placed no closer than 50’ to the lake, and that no hedge or structure can unreasonably obstruct views of the lake. The Feists are in effect appealing the actions of the Architecture Committee with regard to their current complaint.

Action: *Dave Kohler made a motion that to comply with the Declaration of Restriction provisions regarding view obstruction, the Cypress tree hedge on lot 03-031 must be kept no higher than the fence erected between lots 03-030 and 03-031, seconded by Glen Zevenbergen and passed with no nays.*

c. Request from the Architectural Committee for Board assistance and direction.
Already dealt with under item 9f.

d. Inn Committee-item added to the agenda at this time.

Inn Committee Chair Sheila Nokes reviewed the planned and previously approved Inn and Lounge improvements to point out that the plan now includes installing a chair rail in the lounge. The Inn Committee is seeking a volunteer certified commercial electrician to review the Lounge relighting plan.

e. Community Asset Survey Team establishment—John Torkelson

John Torkelson wants to get a small team of Board members (himself, Vice

President Paul Wagner and Water Chair Don Bird) to walk around Lake Limerick Country Club facilities to make a list of items that need to be repaired, refurbished or otherwise fixed. The list will be provided to the CAM for action.

11. OTHER BUSINESS

Vice President Paul Wagner reminded the Board that it needs to appoint another member to replace Glen Zevenbergen as Navy Liaison for the golf course easement issue (Glen Zevenbergen has to drop that assignment due to family time commitments). No one volunteered. Vice President Paul Wagner also reminded the Board that we need an Architectural Committee Chair to replace outgoing Chair Secretary Brian Smith and Acting Chair Samantha Franklin. No one volunteered. Jerry Nokes volunteered to help with the Winter Time Trailer exception process and enforcement.

12. CORRESPONDENCE

13. ANNOUNCEMENTS AND UPCOMING EVENTS

- a. September 27 Ladies' Golf Year End Lunch
- b. October 21 Semi-Annual Membership Meeting—Budget
- c. October 28 Magpies 27th Annual Bazaar
- d. October 29 Halloween Kids' Party (Sunday)
- e. October 31 Parks Close/Fishing Season ends

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

Glen Zevenbergen made a motion to adjourn, seconded by John Torkelson, passed by unanimous acclamation.

SIGN IN SHEET

Lake Limerick Board of Directors Meeting

Date: September 16, 2017

NAME	Division	Lot
Howard Cornehl	2	259
Bill Hadsall	2	142
Nan Cornehl	2	259
Ken Scherting	3	31
Dixie Scherting	3	31
Terry Irvin	2	157
Ed Irvin	2	157
Karen Kohler	1	41
Marilyn Feist	3	29
Mike Jensen	1	59
Kathy Jensen	1	59
Kerry Torkelson	1	34
Jeannie Metz	2	51
Mary Lou Trautman	2	21
Gayle Wilcox	3	76
Laura Lee Berlin	1	35
Mark Franklin	5	36
Samantha Franklin	5	36
Dave Sims	2R	27
Craig Kelly	1	60
Deborah Kelly	1	60
Pat Paradise	3	375
Phyl Antonsen	3	111
Nan Stricklin	2	36

Jan Webster	2	283
Penny Cory	3	144
Mary Ann Wagner	1	153
Robbi Alberts	1	48
Jerry Nokes	2	150
Sheila Nokes	2	150
Cathy Kostelecky	2	23
Vern Duggan	2	253

**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

1. No special motions. Specific actions listed in September 2017 Minutes.

Greens Committee

The Committee had no motions for the Board to consider.

Inn Committee

- ~~1. A motion was made by Bonnie Morrow to appoint Sheila Nokes to reside as Inn Committee Chair until the end of Penny's term. Second was made by Sue Bird. Motion was passed with no nays.~~

Lake Dam Committee

The Committee did not meet in September

Water Committee

1. **A motion** was made by Brandon Koch, seconded by Mark Franklin and passed with no nays as follows: To approve of the Financial Report for July as presented.
2. **A motion** was made by Brandon Koch, seconded by Mark Franklin and passed with no nays as follows: To approve the Budget as amended.
- ~~3. **A motion** was made by Brandon Koch, seconded by Phyllis Antonsen and passed with no nays as follows: To follow the policies and procedures as amended July 15th 2017 that apply to the disconnection of water service on those properties that have not paid their water bill or homeowner dues in 90 or more days.~~

Committee Motions pulled from the Consent Agenda

Inn Committee

1. A motion was made by Bonnie Morrow to appoint Sheila Nokes to reside as Inn Committee Chair until the end of Penny's term. Second was made by Sue Bird. Motion was passed with no nays.

Water Committee

3. A motion was made by Brandon Koch, seconded by Phyllis Antonsen and passed with no nays as follows: To follow the policies and procedures as amended July 15th 2017 that apply to the disconnection of water service on those properties that have not paid their water bill or homeowner dues in 90 or more days.