



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

1. **PRESENT:** President Paul Wagner; Vice President Kelly Evans (left at 9:26 AM); Treasurer Mike Prather; Secretary Brian Smith; Directors Norm Bartoo, Sharon Hamilton, Dave Kohler, Roger Milliman, John Torkelson, Water Committee Chair Don Bird (ex officio)

ABSENT: None

2. **APPROVAL OF MINUTES**

Action: *Motion to Approve of minutes of November 18, 2017 made by Kelly Evans, seconded by Mike Prather, passed with no nays.*

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

Treasurer Mike Prather reported The Lake Limerick made about \$27, 551 profit in November even though starting into the slow months. Mike Prather also explained several other spreadsheets and graphs that present detailed expenses as a portion of the budget, and account balances. There was some discussion about the movement to initiate water shutoffs for failure to pay water bills is motivating LLCC members to pay their water bills.

President Paul Wagner indicated he wants to conduct a Board Study Session on the various tools available to encourage individuals to pay their dues.

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

4. **ADDITIONS TO THE AGENDA**

- a. President Paul Wagner asked to add the “rain garden” project at the golf course as item 10e.

5. **GUESTS FROM THE FLOOR**

Requests to be added to the agenda

- a. Inn Committee Chair Sheila Nokes asked to add the Inn Lounge remodel as item 10f.

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

Secretary Brian Smith asked that the Inn Committee recommendation regarding tree

removal at the front of the Inn be placed on the agenda as item 10b.

Action: *Motion to Approve Consent Agenda and Committee motions as amended, in particular the Architectural Committee report made by Kelly Evans, seconded by Dave Kohler and passed with no nays.*

7. PRESIDENT'S REPORT- President Paul Wagner

President Paul Wagner noted that the first annual Christmas Tree lighting, like the earlier new Trunk or Treat Halloween activity, was very well attended and extended a thank you to the Inn Committee. Paul also mentioned that some attendees also stayed for dinner, and discovered the \$5 kids' meal that has been actually offered for some time.

As mentioned earlier in the meeting Paul would like to have a work session to discuss collection strategies (e.g. litigation, credit reporting etc.), all while working within the credit activity and reporting rules. He would also like to have a security work session covering not only criminal activity within the community but also security of valuable and expensive assets.

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

CAM Deborah Wallace introduced a proposed sick leave and reporting policy to be effective 1 January 2018 that complies with state law requiring all employees earn 1 hour sick leave for every 40 hours of work. Annual sick leave carry-over will be capped at 40 hours, and any long-term employees currently with more than 40 hours on the shelf will have a 40-hour carryover balance starting the new year.

Action: *After discussion, Brian Smith moved and Dave Kohler seconded adoption of the proposed sick leave and vacation policy, which passed with no nays.*

CAM Deborah Wallace also requested that the Board authorize her to be placed on the Heritage Bank list of authorized signatures and reminded the Board that dual signatures are required for all transactions except deposits.

Action: *Roger Milliman moved that CAM Deborah Wallace be added to the list of authorized Lake Limerick Country Club signatures at Heritage Bank, seconded by Norm Bartoo and passed with no nays.*

CAM Wallace also reported that the 2015-16 tax returns will be ready for review next week prior to filing. With the 2016-17 return LLCC will finally have caught up with its bookkeeping. She also presented some new organization and staffing charts and added that a new PUD light will be installed at Olde Lyme Park in the next 30 days. The new coating for the Inn deck rebuild was quoted at \$17, 900. Maintenance is working on a statement of work. Installation of bollards at Leprechaun Park is complete.

9. OLD BUSINESS

a. New Website Update—Dave Kohler

Dave Kohler reported that the new web site has gone live. It is still a work in progress and there are still historical documents to be loaded, but the major development is finished. Any observed problems should be reported to the office. The Board members decided to have their LLCC email accounts listed on the website instead of personal email accounts.

b. Update on Mitigation Site Re-vegetation—Mike Prather

Mike Prather reported on a meeting held with WDFW, the Squaxin Tribe and Mason County concerning the last mitigation obligation from the dredge project, and follow up contacts with the Mason County Conservation District who may be able to advise on necessary replanting of native vegetation at less expense than previously estimated. We will need to place material for habitat improvement in the Cranberry arm and will have to work within the same time constraints as the dredge project to protect migrating fish.

c. Ad Hoc Working Group for Revising the Architectural Committee and Related Resolutions and Guidelines—Brian Smith

Brian Smith reported that the Executive Committee is currently functioning as the Architecture Committee. Norm Bartoo and Sharon Hamilton can help having had experience on the Architecture Committee in making recommendations on revising the structure of the Committee, the violations resolution, and the Guidelines.

d. Reconsideration of Approval for Golf Now—Paul Wagner, Norm Bartoo

Golf Pro Ron Stull explained his need for an electronic tee sheet, and added means of marketing to bring in more revenue. Ron explained his previous experience with Golf Now, and some of the additional features of use to Lake Limerick that it brings including a complete Point of Sale (POS) system and food and beverage component. This system would provide features not currently available on the Lake Limerick POS such as knowing the true cost of goods sold. At the end of the discussion the previous decision to implement Golf Now was not reconsidered and the decision stands.

Action: *Dave Kohler moved to repay Lake Limerick member Bill McDonald the \$2,000 he had donated previously to speed up installing the POS that was never fully implemented and now will be replaced by Golf Now; Brian Smith seconded and the motion passed with no nays.*

e. Projects for FY 2017-18

Brian Smith reminded the Board that currently there is no list of potential projects, and once there is one, it needs to be prioritized. CAM Deborah Wallace agreed to compile what she believes to be a potential project list reflecting staff,

committee, and Board suggestions so it can be triaged and evaluated leading to a prioritized action list.

10. NEW BUSINESS

a. Lake Leprechaun Park Site Visit- Brian Smith

On December 2, 2018 the Lake Dam Committee conducted its second visit to one of Lake Limerick's under-developed and used parks, this time at Lake Leprechaun (the first Park visited was Olde Lyme Park). The visit's purpose was to start identifying ways in which Lake Limerick should improve the park to provide better recreational opportunities for Lake Limerick County Club members and improve security. Twelve members took part in the site visit and suggested various uses that should be included in the park; what improvements should be made first; and what concerns they wanted to see cleared up. The Lake Dam Committee has formed a subcommittee to start formulating proposals for projects in both parks.

b. Tree Removal from the Front of the Inn (from Inn Committee minutes)--

CAM Deborah Wallace described the staff proposal, endorsed by the Inn Committee, to remove three trees from the front of the Inn/Great Hall and the rationale for the proposal. The Board and members in the audience had a range of opinions about the necessity and effect of removing the trees. The project languished for lack of an approval motion. CAM Deborah Wallace will provide additional information if staff wants to pursue this project in full or in part. The project will be moved from the Inn Committee for sponsorship since it is an asset management and therefore staff and Board issue. Paul Wagner proposed that this should be discussed at an informational meeting.

c. Expansion of Social Privilege Subscriptions-Paul Wagner

President Paul Wagner explained the current status of people who have signed up for Social Privileges and have been sponsored by Lake Limerick members allowing use of the Inn and Lounge. He also explained suggestions for expanding the number of people allowed to buy Social Privileges (e.g. AirBnB's, renters in Lake Limerick, etc.) and the idea that expansion should be discussed at a public meeting. He expressed his belief that a more thorough discussion of changing the fees and membership requirements is needed. In the meantime, current procedures and rates apply for social privileges.

d. Water System Pressure Fluctuations-Don Bird

Water Committee Chairman Don Bird explained that Lake Limerick recently had part of the system with high water pressure. There were several minor problems with residential users. If someone complains about high pressure, water staff

will check it out and if verified, install a pressure-reducing fitting to the home supply line.

e. Drain Garden—Paul Wagner

Lake Limerick has several lots near the golf course that are actually wetland, and Paul Wagner proposes converting them to greenbelt. They can be used for the rain garden water control project for the golf course and will be taken off the County's tax rolls.

Action: *Dave Kohler moved changing 02-100, 02-101, 02-102, 02-103 to greenbelt; Roger Milliman seconded and the motion passed with no nays.*

f. Lounge re-model—Sheila Nokes recapped progress on the Blarney Room remodel. Much work has been done. Painting, window trim molding, handrail coming next, along with a project added to add a new door. The chair rail will be scratched from the remodel.

11. OTHER BUSINESS

12. CORRESPONDENCE

- a. Jack Cady is building a new house on Weymouth. He was informed that his street side setback is 30 feet in the Declarations, and his plans put the edge of his garage only 15 feet back. He inquired as to whether there was any to get a variance. The plain reading of the Declaration of Restrictions would not allow a variance, where the county would. President Paul Wagner will contact Lake Limerick's attorney for advice as to handle this situation.
- b. John Torkelson accepted the challenge of chairing the nominating committee for the upcoming elections.

13. ANNOUNCEMENTS AND UPCOMING EVENTS

- a. December 19 Employee Christmas Dinner
- b. December 20-23 Christmas Dinner
- c. December 31 New Year's Eve—Sold out
- d. New Year's Day
- e. January 2-16, 2018 Inn/Café closed for cleaning and Maintenance; Café will be open on the weekends for breakfast.

14. MOTION TO CONVENE TO CLOSED SESSION

Motion made by Dave Kohler, seconded by Roger Milliman and passed with no nays.

15. CLOSED SESSION

- a. Closed session discussions concerned on-going litigation, possible litigation, real estate negotiations and personnel issues.

16. MOTION TO RECONVENE TO OPEN SESSION

Motion made by Dave Kohler, seconded by Roger Milliman and passed with no nays.

17. MOTION TO ACCEPT ALL MOTIONS MADE IN CLOSED SESSION

There were no motions in closed session.

18. MOTION TO ADJOURN

Made at 1:15 PM by Dave Kohler, seconded by Sharon Hamilton, 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 December 2017 list of actions for Board approval.

Greens Committee

No Greens Committee minutes from the December 5, 2017 meeting were available when this agenda was prepared December 14, 2017.

Inn Committee

- ~~1. Penny Cory Moved to approve project currently proposed by Maintenance for Tree removal and landscaping in front of the Inn. Unanimously approved to send to board of directors to put on agenda at next meeting for consideration.~~

Lake Dam Committee

1. I move that the Lake Dam Committee welcome Maureen and Steve Glenn as members, having attended 3 meetings and 2 field trips. Motion made by Brian Smith and seconded by Debbie Moore. Motion was carried.
2. I move that we accept the Dam Operations and Maintenance Manual as finalized by Brian Smith and Roger Milliman including correct HPA and signature page to submit to LLCC Board at the December 2017 meeting. Motion made by Debra R Moore and seconded by Lou Jackson. Motion was carried.

Water Committee

1. A motion was made by Brandon Koch, seconded by Pat Paradise and passed with no nays as follows: To approve of the Financial Report for November as presented.

Committee Motions pulled from the Consent Agenda

Inn Committee

1. Penny Cory-Moved to approve project currently proposed by Maintenance for Tree removal and landscaping in front of the Inn. Unanimously approved to send to board of directors to put on agenda at next meeting for consideration.

SIGN IN SHEET

Lake Limerick Board of Directors Meeting

Date: November 18, 2017

NAME	Division	Lot
Howard Cornehl	2	259
Marylou Troutman	2R	021
Nan Cornehl	2	259
Mark and Sam Franklin	5	36
Karen Kohler	1	041
Sheila Nokes	2	150
Jerry Nokes	2	150
Gerald Heinlein	2	276
John Cady	3	114
Nan Stricklin	2	36
Penny Cory	3	144
Dorothy Powter	1	45
Kathy Jensen	1	59
Mike Jensen	1	59
Phyllis Antonsen	3	111