

LAKE LIMERICK COUNTRY CLUB, INC.
BOARD OF TRUSTEES
FEBRUARY 15, 1986

The meeting was called to order at 9:00 a.m. by President Jack King. Trustees present: Gronseth, Ord, Wilson-Hoss, Stricklin and Pelk. Trustees with excused absence: Redman, Paradise, Reichner, Soehnlein. Tr. Holmes absence was unexcused.

CORRECTION TO THE MINUTES

At this time, Tr. Ord commented on the price of repair or replacement of the cuber at the Pro Shop. He gave some figures that were lower than received and some ideas concerning adapting a drain to the refrigerator to eliminate the moisture problem. President King asked Mr. Fairbanks to bring this matter to the Greens Committee for recommendation.

Minutes were approved as read.

TREASURERS REPORT - Lou Redman, presented by Pres. King

Pres. King presented a comparison of 1984, 1985, 1986 income and expenses. He stated that approximately \$1000.00 from the New Years Eve Dance was not shown in the Restaurant income, but had mistakenly been distributed to Dance Admissions in general funds. The Blarney Room has started to show some improvement. The golf income is \$700.00 overstated due to the golf cart shed rental. These funds should be reflected in general funds. Tr. Wilson-Hoss questioned why the '86 figures are lower than the previous years in Restaurant and Golf. The Restaurant is actually \$1000.00 better than shown due to the mistake in distribution and golf is down due to the weather conditions of October, November and December. Pres. King stated that he felt the position of the Club is on target.

ARCHITECTURAL COMMITTEE - Joe Anne Paradise, presented by Tr. Stricklin

Discussion was had concerning nuisances around the Country Club and what exactly can be done to have these places cleaned up. Tr. Wilson-Hoss said that there are avenues the Club can take and should take. Tr. Pelk brought to attention the mess left after a mobile home was moved out of Division Four. It was stated that Western United Life Assurance Company had been contacted to clean up the property. Tr. Pelk brought the Rundall place to attention. Our attorney's advice was to let a judge tell us if it can be moved. Coleman's case was discussed and Chairman Paradise told Tr. Wilson-Hoss that the skirting was completed except in the back, which can't be seen from the road and Tr. Stricklin noted that Mrs. Coleman had been given a list and she had complied with it. Tr. Stricklin questioned when lawsuits would be pursued. Tr. Wilson-Hoss said that the Architectural Committee would let him know when to proceed.

The Guidelines to Interpretation researched by Tr. Wilson-Hoss, Tr. Gronseth and Nan Stricklin, were presented to the Board. Tr. Wilson-Hoss read the preamble which is to also be published along with the guidelines.

Motion was made by Tr. Pelk, seconded by Tr. Stricklin and passed as follows:

We accept the Guidelines to Interpretation of the rules of

of the Declaration of Restrictions as presented. These are to be recorded at the Mason County Courthouse and be distributed to all concerned people.

Discussion on the motion concerning metal roofs by Tr. Pelk was had. It was explained to Tr. Pelk that the wording of his motion was confusing and needed to be clarified. When Tr. Pelk was gone, Tr. Paradise brought to the Board's attention that some metal roofs were attractive and extremely serviceable. Tr. Wilson-Hoss felt that there might be a guideline as to a way of describing acceptable and appropriate metal roofs. Tr. Pelk's concern is mainly for the stretched metal roofs on some mobile homes. Tr. Wilson-Hoss suggested that research be made for types of metal roofs that would be acceptable. Tr. Pelk said he would talk with Tr. Paradise about this and find out what would also be unacceptable. Tr. Pelk said he would propose new wording at the next Board meeting. At this time, Tr. Stricklin asked for a list from the committee from Division Four and Five for recommendations that would need Board approval instead of discussion of item by item.

The motion concerning having no mobile home older than nine years old brought into Lake Limerick was brought up by Tr. Stricklin. It was suggested that this be brought up at the Architectural Committee and then brought back before the Board.

President King discussed the dire need for either a letter or a dog control person. Tr. Wilson-Hoss said that the ordinance concerning the animal regulations is our best tool. We just need someone to carry it out. Maybe a volunteer could be recruited from one of the members who has complained about problems with dogs. Again it was stressed by Tr. Wilson-Hoss that the regulation we have is a workable document, that if the steps are followed we have reason for a lawsuit, and it would cost the animal's owner approximately \$1000.00 to get out of court "alive". President King said that since we need a volunteer, the next person to complain would be asked to be the animal control officer. Tr. Gronseth suggested a letter to the offending owner, spelling out the consequences, be sent and see what happens. This would be part of the record in case of any court proceedings.

GREENS COMMITTEE - JERRY FAIRBANKS

Mr. Fairbanks reported on the Greens Committee meeting. The target date is March 01, 1986 for hiring a greens keeper, but could possibly be as late as April 01, 1986. President King stated that a special Executive Committee meeting could be called for interviews of applicants for the position of greens keeper. The importance of hiring a greens keeper was stressed due to the knowledge which is required to keep a course in shape. Mr. Fairbanks said it had been pointed out that four or five trees should be removed from around the Third Green because they were blocking the sunlight.

EXECUTIVE COMMITTEE - BOB ORD

It was recommended to approve the maintenance contract with All Temp Heating and Refrigeration for the maintenance of refrigerators and heat pump units at the Inn and Pro Shop.

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Tr. Ord reported that the bill from Pacific Northwest Bell for the damages to their buried cables had been forwarded to our insurance company for investigation.

It was reported that Tr. Holmes had not come forward or contacted the Board concerning her continued absence. Discussion was had about letting her term "die a natural death".

A property owner wants an answer as to who is responsible for a claim for damages which occurred during the beaver dam break. Tr. Wilson-Hoss said we still need to keep following the contacting of who ever tells us to contact who ever so we have documentation that we have contacted whoever we were told to contact. We need to be persistent and don't let them forget us. As far as who is responsible for damages to property from the beaver dam break, it would be the property owner, not Lake Limerick Country Club.

Tr. Ord reported on the interchanging of employees from one department to another and it had been working well. Jobs are getting done. Tr. Ord's recommendation to the Board is to keep two men in maintenance and hire a greens keeper. He suggested we hire a lake man during the summer and at the end of the season, relieve him until the following summer. It was decided to carry this recommendation over to the next meeting when more members would be present.

It was recommended that Bob Wallace's salary be increased by 5% (\$30.00 a month).

Motion was made by Tr. Wilson-Hoss, seconded by Tr. Stricklin and passed as follows:

We increase Bob Wallace's salary 5% (\$30.00 a month).

Tr. Wilson-Hoss discussed the fact that there are still two Board meetings left in Tr. Holme's term and that we should try to get someone who is current with Club issues to fill her term.

Motion was made by Tr. Pelk, seconded by Tr. Wilson-Hoss and passed as follows:

To appoint Jerry Fairbanks to the Board of Trustees to finish the term of Pat Holmes.

Pat Holmes will be informed of the Board of Trustees decision.

BY-LAW CHANGE COMMITTEE - Tony Paradise, reported by Tr. Wilson-Hoss

It was reported that the committee is investigating Article Three concerning membership. This article appears to be confusing as to who is a member and who has voting rights. This is one area that is being worked on.

LONG RANGE PLANNING COMMITTEE - Tony Paradise, reported by Tr. Wilson-Hoss

Lots of progress is being made, everyone has some responsibility. Thoughts of a \$50.00 long term assessment might be a proposal to be considered. Due to the costs and insurance costs, a swimming pool is probably out of the question.

YOUTH COMMITTEE - Rob Wilson-Hoss

The Easter Egg Hunt for the kids of Lake Limerick needs to get going. The Water Committee has agreed to do this function. Tr. Wilson-Hoss is meeting with the school bus drivers to check out sites for bus sheds for the kids. The Wednesday night dinner now has three volunteers - Wendy Wilson-Hoss, Lauren Barrett and Janie Rumberger (who he will contact and inform her)

ATTORNEY'S REPORT - Rob Wilson-Hoss

The case against Nicholas Smith went to court, with the Club being awarded judgement, enabling us to start lien foreclosure. He suggested that perhaps we should think about offering property owners who have this type of case pending, up to \$100.00 for a quit claim deed and forgo the delinquent charges against the property.

Motion was made by Tr. Stricklin, seconded by Tr. Pelk and passed as follows, with Tr. Wilson-Hoss abstaining:

We authorize our attorney to offer up to \$100.00 for a quit claim deed to property that is in litigation.

Tr. Wilson-Hoss reported the owner of Division 04, Lot 099 had offered to sell his property to the Club for \$1200.00. A letter from our Club will be written to Mr. Burns offering him \$100.00 for a quit claim deed and we would forego the charges against the property.

LAKE/DAM COMMITTEE - Patti Gronseth

The Committee recommended that they receive the authority to contact Advanced Engineering to begin the studies on the lake and to have the authorization to pay up to \$5000.00 for these studies.

Motion was made by Tr. Stricklin, seconded by Tr. Ord and passed as follows:

The Board authorizes the Lake Committee to enter into an agreement with Advanced Engineering to prepare preliminary analysis of incoming silt, not to exceed \$5000.00

These funds will come from the Special Lake Assessment funds.

Tr. Gronseth mentioned the need to have maintenance done to Log Toy Beach and had a list of jobs needed done. Tr. Wilson-Hoss said that he would like to see the maintenance of Log Toy Beach done right this time. At this time Tr. Ord told of his schedule he has for the maintenance employees. He will begin looking into the sprinkler system mention in the list of things needed. Tr. Wilson-Hoss asked to have trees blocking the sun and the sick trees on the peninsula checked on.

Discussion followed on the meeting with the railroad, county, state and Lake Limerick concerning the dam. We need to contact Ken Martig and get his professional opinion what is necessary for Lake Limerick to meet its obligations of the dam, once we get to that point, we get it documented and that should be it for us.

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MAINTENANCE - Bob Ord

Tr. Ord is to receive a list from the Lake Committee for maintenance wanted for the lake and parks. He reported that the harvester is being prepared for use, the toilets have been painted on the exterior, docks have been repaired. The schedules have been set up for golf equipment maintenance. Tr. Gronseth stated the concern of the Lake Committee not knowing what is being done on the lake. She told of several instances where if there had been constant maintenance of the lakes, the conditions need not be what they are now. President King stressed that the lakes would not be forsaken. Tr. Ord explained that the lake maintenance person would be full time to the lake. On the days the harvester can't be in use, this employee would be on the beaches, etc. Tr. Gronseth stated that the employee should be scheduled for all work done.

WATER - Jerry Soehnlein

Tr. Soehnlein was not present, but had told President King that several recommendations were to be presented to the Board concerning the audit of the Water System. These will be brought before a full board. He also said that he was very satisfied as to how the maintenance was handling the water, that it has been working out excellent and that he has no complaints.

NEW BUSINESS

A letter was read from the Fire District #5 thanking Lake Limerick for our efforts and cooperation for putting the road names on both sides of the signs making road identification much easier.

Meeting adjourned at 12:44 p.m.

Respectfully submitted,

Lauren E. Barrett
Recording Secretary