

Board of Trustees

Minutes for November 15, 1986

The meeting was called to order at 9:00 a.m. by President Jack King. All Trustees were present.

Also attending: Jerry Fairbanks, Dave Best.

Minutes of the October meeting were approved as read.

Treasurer's Report- Tr. Redman.

The monthly statement of income, expenses and current budget balances was studied, with Lou Redman commenting on and explaining various entries.

The Blarney Room did better than expected for the month. Restaurant salaries are still considered to be too high. Golf, lake and maintenance expenses were all in line with the respective budgets.

The budget report for the lake included entries for the Special Lake Assessment. Tr. Gronseth stated that the Lake Committee is interested in accounting for the SLA for two prior years, since the first expenditure in 1984. This information will be gathered by Patti, and with the help of Tr. Plancich, a schedule of income and expenses will be set up for the Committee to be kept on a current basis for the duration of the reserve.

Tr. Plancich has agreed to handle the Treasurer's Report and related duties during the absence of Tr. Redman.

Architectural/Lake Committees- Trs. Pelk, Gronseth.

Frank suggested February or March as a date to hold a Town Meeting for discussion of the Declaration of Restrictions with members. With an eye to possible changes in the restrictions for each division, he declared that the rules must be tightened up, and must be enforced. He continued by saying that blatant disregard for the rules is being tolerated at present, which reflects on the entire community. The importance of obtaining a paid inspector was stressed by Frank. He cited the Ron Harmon dock case in which no interim or final inspection was made, and the completed dock was found to be two feet too close to the side lot line. Anchoring materials used were not in line with Lake Committee standards as well.

The Webber case is another example of the extreme importance of diligent inspections during construction, though in this case, no initial application was made to the Architectural Committee, a violation of the restrictions. In discussion of the Webber problem, Tr. Gronseth urged the Board to follow

the recommendation of the Lake Committee that a suit be started immediately against Ben and Mickey Webber to remove their dock.

In answer to a question of imposing fines for violations of the rules, Tr. Wilson-Hoss stated that as the organizational documents now stand, fines against members could probably not be established.

Motion was made by Tr. Stricklin, second by Tr. Soehnlein and carried by the Board as follows:

To refer the Webber case to the club attorney for necessary legal action on the dock and other architectural violations.

At this point, Tr. Gronseth reported that the beaver dam culvert project has been completed, and that a good job had been done by Kimble Construction. On Lot #225, Div. 3, owned by Everett Kissler, stakes will be replaced and trees re-planted.

Several Architectural Committee cases have been referred to the club attorney, Rob Wilson-Hoss, for legal action. However, the Board agreed to a suggestion that the action against Mable Rundall be delayed because of recent improvements made to the property. A six month deferral was granted by the Board, contingent on evidence of continued effort to improve the property.

A suit to remedy architectural problems against the owner of Lot #21, Div. 5, and some lien foreclosures are the only other cases to have been referred to the attorney at the present time.

Tr. Gronseth will meet with Wilson-Hoss with information on the Webber case to initiate the suit.

Greens Committee- Jerry Fairbanks.

Jerry reported that new tees are being constructed at the 9th hole. Sand trap holes will be dug, and then checked to see that they drain properly.

Ways are being studied to allow more air movement over #2 green, so that the green will grow more readily. The Architectural Committee will be contacted in the event of the removal of any large trees from the area.

Jerry reported on the need for more golf cart sheds. Funds for construction or purchase of modular ones would be paid from those golfers who rent the sheds, possibly by leasing them for a period, requiring payment in advance to finance the new ones. Proposed location for the cart sheds will be

behind the maintenance area.

By-Laws- Tr. Wilson-Hoss.

Rob suggested holding a meeting of members not on this Committee, whose support of the issues could be enlisted as an influential addition to the Town Meeting, December 20th. Tr. Plancich agreed to coordinate with Rob on items for discussion prior to the meeting.

Executive- President King.

The meeting of this Committee was held with Jerry Hoeye and Vickie Lewis in attendance to discuss the operation of the restaurant and lounge.

President King announced that it had been suggested that the Flyer be delivered, by volunteers, to a paper box at each residence instead of to mail boxes, because of postal regulations. A large number of newspaper boxes are already located around the area, and can be purchased locally if desired. Until volunteers for delivering the Flyer can be found, the Board has made a decision that the Flyer will remain available for members by picking it up at the Mini Mart, Pro Shop and Clubhouse.

Tr. Redman commented that new menus have been planned for the restaurant by Jerry that should appeal to young families. The menus will feature Family Specials, with children's portions available at reduced cost.

The criteria for the annual greenskeeper bonus is being worked out by the Greens Committee and will be presented to the Board next month.

Norm Schreck will be requested to authorize any further expenditures from the Special Lake Assessment for the Lake Committee. He will be asked to assume this responsibility by Tr. Gronseth.

Tr. Gronseth remarked that Howard Boelk plans to go to a seminar on weed control, to be held in Renton, and the Board agreed that more knowledge on this subject would be very beneficial. He and Jim Viger, greenskeeper, plan to attend the seminar together.

Tr. Rumberger reported on the November 8th Teen Dance, which was well attended and considered to be a success. Commenting on the helpful attitude of cooperation that is demonstrated by all of our present employees, Tr. Wilson-Hoss expressed to the Board his appreciation for the help he has received from Lauren Barrett, Office Manager. He complemented

her on the capable way she compiles and relays any information requested.

The Executive Committee will meet with the maintenance employees at the December meeting.

Maintenance- Tr. Olson.

George reported that the Bingo group was especially appreciative of the new carpet on the front ramp of the clubhouse.

Security has been tightened by changing the locks of the gasoline tank, and keys are available to only a few persons. Tr. Gronseth indicated that she felt a log should be kept of gasoline used. Tr. Redman agreed, saying that the use of a log requiring signatures and gas consumption would provide for control in this area. George will see that a log is set up and kept by the Maintenance Department.

George reported that trees and brush removed from the Sanctuary islands will be burned at the site.

Water- Tr. Soehnlein.

Bids will be let for construction of the new #5 well pump installation and control room on Wednesday. The storage tank slab and it's piping, and the relocation of the tank from Simpson onto the slab at #1 well have been completed. In addition, savings from the donated storage tank will allow financing of the revision of the control system for all four wells, plus #5, as well as for future wells.

A proposal, for Committee decision, is expected on Wednesday on a computerized control system that will allow the balancing and control of all the wells from a central point. It will also feed back information to the central point so that the performance of any well may be evaluated, thus alleviating the pressure differential in the system. The sophisticated computer will be compatible with the office computer and can be tied in for any readouts needed.

Well #6 is to be on line in the spring of 1987, and with the completion of these projects, the Water System will have been brought up to the five year forecast, as planned by the Committee three years ago. It is expected at that time, that the Water System will handle in excess of 800 permanent residences.

At the conclusion of this report, Tr. Redman remarked that he would write an article publishing the efficient operation and steady progress of improvements made to our Water System. He

has long advocated more publicity in Shelton and Mason County of community accomplishments at Lake Limerick. Tr. Soehnlein will also write an article for the next issue of the Newsletter so that members may be made aware of the Water System improvements, and of how the system is operated.

As a token of appreciation to Simpson Timber Company for their support of various club projects, some management persons will be invited to a Wednesday Night Dinner, possibly to speak to those in attendance.

Tr. Soehnlein will help draft a letter to Simpson expressing our gratitude for this support, the letter to be sent from the office.

Other Business-

Tr. Stricklin suggested that Architectural Committee correspondence should come from the club office, and Lauren commented that the offer has been made many times by her to type a draft from the Committee and send it out from the office. Form letters relating to certain rulings can be developed on the word processor and should be worded by a member of the Committee.

A suggestion was made by Tr. Wilson-Hoss to think about finding a member who would be willing to take on the job of inspector and to keep up the paper work for the Architectural Committee. Funds for this position would have to be responsibly dealt with in the next couple of months. We need to exert some control over our architectural problems. At the pace that Lake Limerick is growing, it is extremely important to take this step to protect our community and our restrictions.

Tr. Pelk reported on several other recent trailer violations to punctuate the urgency of the architectural situation. He will attempt to meet with Chairman Joe Anne Paradise to word the form letters, and it is hoped that progress will soon be made in all areas of this concern.

On the hiring of temporary help, such as the summer time watering boys for the golf course, the Board agreed that the greenskeeper should be authorized to employ these part time workers. Providing that the employee is actually put on the club payroll, this could be done without usurping the authority of the Executive Committee and the Personnel Policy.

Questions listed by Willie Wilhelm for the December Flyer will be discussed and answered by the Executive Committee following this meeting. Questions involved office and clubhouse hours during the Holidays. Decisions on the

inquiries will be found in the next issue of the Flyer.

Tr. Wilson-Hoss reported that the property for the proposed ballfield has been found to be in need of some additional ground area, because it slopes off to the road. The terrain is steep and needs quite a lot of work to make it useable as a ballfield.

Tr. Wilson-Hoss announced that he is the Chairman of the Pioneer School Building Committee. Growth in this Mason County school district has been extensive in the last few years. A bond for a new facility is going to be necessary to solve the critical problem of over crowding. The school had 150 pupils twelve years ago, now is crammed with 650, and over 1,000 students are expected to attend by the year 2,000. Rob asked for help from the Board in selling this bond to voters when the issue is introduced.

Meeting adjourned at 11:37 a.m.

Next meeting will be held on December 20, 1986.

Respectfully submitted,



Patti Gronseth, secretary