

Board of Trustees

Special

Minutes for May 1, 1987

The meeting was called to order at 5:30 p.m. by President Soehnlein.

Attending: Trustees Thompson, Stricklin, Wilson-Hoss, Pelk, Getty, Olson, Knoll, Rumberger, Feist, Gronseth.

Also attending: Jack King, Lauren Barrett.

This special meeting was called to discuss and to appoint new committee chairmen for the coming year. Responsibilities and duties of each committee were discussed at length. Newly appointed and continuing chairmen are as follows:

Architectural- Frank Pelk, Vice Chairman, Dave Rumberger.
Lake/Dam- Patti Gronseth.
Greens- Jerry Fairbanks.
Maintenance- George Olson.
Inn- Jack King
Water- To be voted on by committee.

President Soehnlein emphasized his desire to continue the current practice of holding routine meetings with club personnel. Keeping communication lines open with employees is to avert problems that may arise in the day to day operation of the club.

In discussing this Committee, Jerry stressed the fact that meetings are open to any member, and that the Committee does not set policy, but rather administers the policy set by the Board.

Jack King agreed to be a part of the Committee in an advisory capacity.

Newly elected Board members agreed to participate in the following committees:

Pat Feist- Architectural, John Getty- Maintenance and Water,
John Thompson- Lake/Dam.

Meeting adjourned at 6:30 p.m.

Respectfully submitted,



Patti Gronseth, secretary

Board of Trustees

Minutes for May 16, 1987

The meeting was called to order at 9:00 a.m. by President Jerry Soehnlein.

Attending: Trustees Rumberger, Olson, Knoll, Pelk, Getty, Stricklin, Feist, Thompson, Gronseth. Tr. Wilson-Hoss was absent.

Motion was made by Tr. Pelk, second by Tr. Knoll and carried by the Board as follows:

To approve the minutes of the Special Board Meeting of April 25, 1987 with the following correction: the second paragraph from the bottom should refer to the Executive Committee by name.

Motion was made by Tr. Feist, second by Tr. Olson and carried by the Board as follows:

To approve the minutes of the Special Board Meeting of May 1, 1987 with the following correction: the fourth paragraph from the bottom should refer to the Executive Committee by name.

Motion was made by Tr. Getty, second by Tr. Pelk and carried by the Board as follows:

To approve the minutes of the Regular Board Meeting of April 25, 1987.

Financial Report- John Stricklin.

John reported that, because the special assessment had been approved by the membership, club expenses should be handled with no problem until the start of the new fiscal year September 1.

\$10,000 of the limited loan from the Water Committee has been borrowed to date. More funds may be needed for expenses until funds from the special assessment become available.

Long term debt of approximately \$52,000 includes two lots purchased by the club, and the club mortgage. Monthly payments are about \$1,265, and payoff of the debts is projected in about four years.

John will start gathering information in June from committee chairmen for next year's budget.

A simplified form of the monthly statement of income and expenses will be worked out for Board meetings. The more detailed report will still be available for reference.

President Soehnlein remarked that a summary of the budget should be included in the next issue of the Newsletter, to more clearly communicate to members how the funds entrusted to us are being controlled. He also recommended that approved Board minutes be posted at the Pro Shop as well as the Inn.

The Water Committee will be requested to approve an additional loan of \$5,000 as part of the loan approved last month.

Greens Committee.

President Soehnlein reported from the minutes of the meeting, in the absence of Jerry Fairbanks.

Inn Committee.

President Soehnlein announced that Jack King has agreed to chair this committee. The following are items discussed at the meeting:

Lights are required on American flags that are flown after dark. After prices have been determined, the lights will be installed at the location of both flags, if not this year, in the next budget year.

Appreciation was expressed for the improved appearance of the Inn. Jerry Hoeye will be asked to keep a customer count for Sunday Brunch, weekends and Wednesday Night Dinners to better track participation at the Inn. It was felt that this is a better way to indicate how we are doing in that area.

An article about Lake Limerick is to be published in the Shelton-Mason County Journal monthly. It will be written by Doyle Owens, and will contain information on coming events, club activities, changes in the Board and the officers of the Board, and general information for Mason County residents.

The Journal publishes a Visitor's Guide every June. The question was raised as to our participation this year.

Motion was made by Tr. Gronseth, second by Tr. Pelk and carried by the Board as follows:

To authorize a one-half page ad in the Visitor's Guide for this year.

Tr. Gronseth will check on prices for the advertisement.

Tr. Pelk suggested placing signs advertising the availability of Social Memberships for guests and Bingo players who visit the club. Tr. Gronseth will ask Andy Anderson to paint the signs; one to be placed in the club entrance, and one for upstairs in the Bingo area.

President Soehnlein commented that all committee chairmen, as well as any interested member are invited to attend the meetings of the Inn Committee. No closed meetings are held, except when discussing personnel matters.

Water Committee.

President Soehnlein reported that the committee is still embroiled with the telephone company regarding the service lines between the wells and the maintenance shop where the centralized computer will be installed.

The next well to be installed will be located in Div. 5. Plans are proceeding to get well #6 on line this fall.

Architectural Committee- Frank Pelk.

Frank reported on current applications and approvals:

Ron Harmon, Div. 3, Lot #41 : Built his dock too close to the side lot line. The dock was not built according to Harmon's approved application. The case will be referred to the club attorney.

Tess Smith, Div. 4, Lot #31 : Has not responded to correspondence related to removal of the travel trailer on her property. She is reported to have previously lived in it.

H.L.Pratt, Div. 4, Lot #188 : Reported to have a building too close to the stream. Tr. Feist and Al Gronseth will check footages on Monday.

The new Noncompliance Notice is to be sent to lot owners who are not in compliance with the restrictions, and who have received a letter from the committee. Other lot owners, who have been notified of a violation in the past and have taken no action to remedy the situation, will be sent the noncompliance notice immediately.

President Soehnlein remarked that he wholeheartedly supports these efforts to enforce the covenants, and that all lots in the community are to be equally protected by the Declaration of Restrictions.

Greenbelts were discussed at length, and were located on the map of Lake Limerick. Tr. Feist offered to provide notebook-

sized maps in book form and to set up a good master for future use by Board members. The offer was accepted with appreciation.

In answer to a question by Tr. Thompson regarding abandoned cars on the roads, he was advised to call the county road department, and if no action is taken, to get in touch with the Architectural Committee.

Executive Committee.

President Soehnlein summarized procedures for the selling of 3 club-owned lots, foreclosed by the club. The minimum bid will be to recover all actual club costs, including back dues and assessments, water charges, advertisements, telephone charges, attorney costs and title search, plus 10%. The sale will be by sealed bid, and is to include a check for 10% of the bid, to be returned to the unsuccessful bidders. Terms are cash, and purchaser is to pay all closing costs. Bidding will close at 5:00 p.m., July 17, 1987. Lauren Barrett will determine the minimum cost for each lot, and will place an ad in the Journal for 2 months, in the Bremerton Sun and the Daily Olympian for 2 weeks, and an article will be printed for the current Newsletter. Lauren is also to type out the bid specifications, terms and prices for hand-out inquiries. Howard Boelk will be asked to place a for-sale sign on each of these lots with the selling price listed, and that more information can be obtained from the clubhouse office. The sale of these repossessed lots is to be handled in entirety by the club.

The Board agreed that any member of the Board or of a committee should be entitled to purchase any of these lots without fear of conflict of interest implications. No Board member will be involved in the transactions in any way. All bids will be kept on record, and a disinterested party will be responsible for receiving and opening the bids.

Motion was made by Tr. Thompson, second by Tr. Getty and carried by the Board as follows:

That the Board adopt the Executive Committee recommendation for procedures to sell the club-owned lots, with a disinterested party responsible for opening the bids.

The Board felt that, as long as procedures were followed, the potential for claim of conflict of interest would not be raised.

The Executive Committee has recommended by motion to retain the \$500 reward for information on vandalism of club

property. Tr. Wilson-Hoss will be asked to draft the circumstances for payment. Verification of ownership of the soft drink machine at the Pro Shop, and actual convictions have not been determined as yet. The Board agreed that if the soft drink machine is determined not to be club property, we will support the claim to Pepsi by the individual claiming the reward.

Lou and Chris Redman, Pat Paradise and Bob Chandler have agreed to serve as the Nominating Committee for 1987-88. Candidates will be asked to become involved with committee work so that they will have a background of participation to draw upon.

Personnel of the Inn will meet with the Executive Committee in June. All employees will be strongly advised to discuss any problem with their immediate supervisor first, then with the committee chairman, and as a last resort to contact the president or a Board member. Circumventing that organization will not be supported by the Board. Copies of the Personnel Policy were provided to each Board member.

Lake/Dam- Patti Gronseth.

Patti reported that noncompliances notices, approved last month, will be used as a tool to enforce dock requirements.

This committee proposes to hire a uniformed guard to check for membership, family membership or guest cards at beaches and accesses in an effort to keep the public out of our private properties. This is a budgeted item, and will be done on a Holiday, or weekend when the weather attracts many who are not members.

The alternative of lowering the lake as a means of complying with DOE directives regarding Limerick Dam was discussed.

Maintenance Committee- George Olson.

Howard Boelk will be asked to obtain sanicans for club grounds before the summer holidays begin. They are to be placed by the same date as last year.

The Board agreed that a maintenance employee should be scheduled for work, and be available for any problems that may arise on the Fourth of July.

George reported on questions involving blocking off the entrance to the greenbelt on Way To Tipperary. An easement for the gas company is in the greenbelt. President Soehnlein recommended that this particular case be referred to the Architectural Committee for determination.

George further reported that tiles on the dining room dance floor are loosening and have been replaced several times. The tiles come off because of the salad bar drain overflowing. President Soehnlein will speak to Jerry Hoeye regarding the matter.

The Magpies are forming a "Welcome Wagon" for members moving into the community. The procedure is to be worked out with Lauren's help, and is to be on condition that lot owners are not receiving additional compensation as new lot purchasers. The new-member packet, sent to new lot owners, includes a complimentary dinner and nine holes of golf, as well as restrictions, By-Laws, etc. The Magpies want to issue the complimentary items only to new residents of the community.

A request by the sheriff's department for a helicopter pad to be used for emergencies will be referred to the Executive Committee for consideration.

The rough-cutter, used by Maintenance and the golf course has broken down. Prices for a complete engine are over \$800, and a short block can be obtained for \$525. Purchase of a new machine range from \$6,000 to \$9,000.

Motion was made by Tr. Knoll, second by Tr. Getty and carried by the Board as follows:

Authorizing the expenditure for a short block for the rough-cutter machine, to be installed by Maint.

This machine is primarily golf equipment, but is also used in other areas by maintenance employees. An inquiry will be made as to a warranty for the short block.

Youth Committee- Dave Rumberger.

Dave reported that the Polynesian Dinner/Dance will be held on May 30th, and tickets are \$15.00 per person or \$27.50 per couple.

A campaign to welcome Limerick kids to the Inn will be started immediately.

The Shelton High School Senior Ball will be held tonight at the Inn.

Motion was made by Tr. Thompson, second by Tr. Getty and carried by the Board as follows:

To appropriate monies from the budget to give Pro Shop gift certificates to Limerick students who are graduating from Shelton High School in June.

Doyle Owens will be asked to compile a list of graduating seniors from this area.

New Business.

A "Corporation Handbook" has been received from the state, and Trustees Stricklin, Wilson-Hoss and Gronseth and Lauren Barrett will handle registering the new set of By-Laws with the State of Washington.

Information for the current Newsletter must be received by Monday to be included in this issue.

It was agreed that the September billing include the membership dues for each participant and the total regular per-lot assessment. Members can indicate on the statement how they wish to be billed for any balance of the regular assessment.

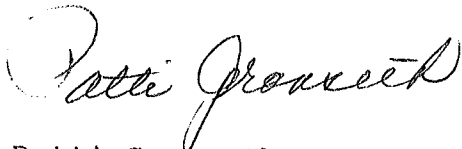
The idea of having guest speakers at Wednesday Night Dinners was approved by a show of hands of those present at a recent dinner. Topics are to be described in advance, and speeches are to be presented following the dinner.

Limerick Daze is fast approaching. Tr. Gronseth will check with Activities Coordinator Doyle Owens for information on planned activities and events to be delegated to each committee.

Motion to adjourn was made by Tr. Feist, second by Tr. Getty and carried by the Board at 11:27 a.m.

The next meeting of the Board of Trustees will be held on June 20, 1987.

Respectfully submitted,



Patti Gronseth, secretary