

*Lake Limerick Country Club, Inc.*

E. 790 ST. ANDREWS DRIVE  
SHELTON, WASHINGTON 98584  
426-3581

BOARD OF TRUSTEES  
AGENDA  
JANUARY 21, 1989

ATTENDANCE

MINUTES

FINANCIAL REPORT - NAN STRICKLIN

COMMITTEE REPORTS

GREENS COMMITTEE	- JERRY FAIRBANKS
INN COMMITTEE	- JACK KING
WATER COMMITTEE	- JERRY SOEHNLEIN
ARCHITECTURAL COMMITTEE	- PAT FEIST
LAKE/DAM/CREEK COMMITTEE	- PATTI GRONSETH
MAINTENANCE COMMITTEE	- GEORGE OLSON
LONG RANGE PLANNING	- ROB WILSON-HOSS
EXECUTIVE COMMITTEE	- FRANK PELK

NEW BUSINESS

FHA/VA LOANS

OLD BUSINESS

CORRESPONDENCE

ADJOURN

LAKE LIMERICK COUNTRY CLUB, INC.  
BOARD OF TRUSTEES  
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The meeting was called to order at 9:00 a.m. by President Frank Pelk.

Trustees attending were Jim Nutt, Dave Rumberger, Rob Wilson-Hoss, Frank Knoll, George Olson, Nan Stricklin, Patti Gronseth, Pat Feist and John Getty. Also attending were Jack King, Bernie Nolan, Jerry Fairbanks, Clyde Combes and Jerry Boles.

Motion was made by Tr. Gronseth, seconded by Tr. Wilson-Hoss and carried by the Board as follows:

To approve the December, 1988 minutes as presented.

GREENS COMMITTEE - Jerry Fairbanks, Chairman

Mr. Fairbanks stated that the report submitted by the Pro last month was tabled at the Greens Committee at Jeff Jackson's request. Tr. Wilson-Hoss stated that he felt the data supplied in the report should be used as tool for future information. Tr. Thompson agreed and asked that the report be analyzed by the committee and not allowed to be dropped from consideration.

A golf course employee has been laid off for one month from January 20th to February 20th due to lack of work. Employee benefits are to be retained for the period of lay off.

FINANCIAL REPORT - Tr. Nan Stricklin

Gross income is at 39%, cost of sales are at 29% and the net profit is approximately \$2600.00 year to date over the same period of 1987. Current dues collected are at 94.4%, assessments collected are at 41% for the budgeted period. All in all, things are going well for the first third of the year. A profit of \$1123.00, after expenses, was made on the New Year's Eve Dance. The Board was in agreement that such a profit be forwarded to the expansion of the budget to allow for more social events for members during the year.

Comparisons were made for the same period last year and we are doing well at keeping expenses down while bringing the money in.

President Pelk complimented all the committees - most categories do not show a deficit, but are actually running a profit.

INN COMMITTEE - Jack King, Chairman

Mr. King reported that work in continuing on the remodel of the Clubhouse lobby.

The Tom and Jerry Party was discussed at length.

Motion was made by Tr. Thompson, seconded by Tr. Gronseth and carried by the Board as follows:

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That no other event be scheduled to be concurrent or immediately following the Tom and Jerry Party.

The New Year's Eve Party was a success. However, the committee will make changes in the brunch menu so that people will know what to expect and there will be less chance of running out of desired food.

A Super Bowl Party will be held January 22nd.

Complaints were voiced from several Board members as to slow service in the Dining Room. A letter from six members on the subject of poor food service was discounted because it was unsigned. Mr. King emphasized that complaints would be brought to the attention of Jerry Hoeye at the time of the incident. The Board will continue to try to improve the situation.

Motion was made by Tr. Thompson, seconded by Tr. Wilson-Hoss and carried by the Board as follows:

To reinstate the Friday Night Buffet.

President Pelk complemented Jack King on the general operation of the Inn.

WATER COMMITTEE - Jerry Soehnlein, by President Frank Pelk

Repairs to the hydrant are to be charged to the Water System instead of Administration.

P.U.D. #3 will be contacted for costs and availability of power to Well #6.

Commercial rates for lots zoned commercial will be further discussed in committee.

ARCHITECTURAL COMMITTEE - Tr. Pat Feist

Copies of the job description for the Architectural Field Representative were reviewed. Changes are proposed in the wording and scope of the position, along with fee schedule information and disclaimer of responsibility for septic systems, lot lines, inside electrical and other items not to be included in Lake Limerick's inspection. The main thrust will be compliance with existing Lake Limerick covenants. Firm conclusion on the document will be reached at the February, 1989 Board meeting and hopefully the hiring of the inspector by May, 1989. He is to be hired as an independent contractor to pre-inspect applications, initially inspect building and advise the Architectural Committee of any problem. He is to inspect during construction and hold final inspection. The Architectural Committee will have its same function, to approve or deny applications. The addition of a field representative is to make the work of the

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Committee quicker and more efficient. Office space will be made available to the inspector.

President Pelk reported on the Pratt and Haskell cases. Tr. Getty reaffirmed help from the County in solving these situations. Tr. Getty stated that the first letter must come from Lake Limerick. If no action has been taken by the member, the County will send two more letters. If no response, the District Attorney will follow up to the conclusion of the case.

Tr. Wilson-Hoss will send information on the McCarthy and Eide for the Lake Committee review. Changes in Club policy with regard to permit requirement for dock and bulkhead repairs may be contemplated.

Approval of the application for erosion control at the Clubhouse Island will be obtained as soon as possible so that the project may be started.

A letter was written explaining Lake Limerick cannot grant easements to lot owners who want to share a driveway and suggested a quit claim deed to each owner for legal protection. A reminder will be sent advising of the five foot easement on all properties for utilities.

LAKE/DAM/STREAM COMMITTEE - Tr. Patti Gronseth

The Lake Committee recommendation on the Cranberry Lake Flood Retention Structure and Sedimentation Basin project, prepared by Jerry Soehnlein, was read to the Board members with discussion following.

Motion was made by Tr. Wilson-Hoss, seconded by Tr. Feist and carried by the Board as follows:

In the language of the By-laws, the Board will submit a proposal to the membership for a special assessment and that the proposal will be for consideration of all the various possibilities that are set forth in the recommendation from the Lake/Dam Committee. In addition, to recommend to the membership the adoption of the choice recommended by the Lake/Dam Committee with the following conditions:  
1) that the spillway work is included, 2) that cost estimates include all taxes including income tax and attorney fees of \$5000.00 and 3) to defer the Beaver Creek Sedimentation Basin for at least two years.

A suggestion was made to borrow funds for the project, but this would entail extra cost because of the interest rate if prime plus 1% and would require a second mortgage against the Club.

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MAINTENANCE - Tr. George Olson

The maintenance department has been working primarily on the golf course but has listed a heavy work schedule for the next several months. Items include:

- Island erosion control
- Repairing Clubhouse deck
- Remodel lighting in Card Room
- Wiring for 220V in the Great Hall  
(with the help of an electrician)
- Paint the Card Room and office
- Move water storage tank from #1 to #5 Wells
- Repair Clubhouse roof when weather permits

A water level gauge to be installed at the dam to determine lake level has been built and records will be kept of this on a bi-weekly basis.

LONG RANGE PLANNING COMMITTEE - Tr. Rob Wilson-Hoss

An Ad-hoc committee, chaired by Tr. Nutt and members consisting of Rob Wilson-Hoss, John Getty and possibly John Bradon will develop plans for the new ballfield.

At next month's meeting, responses will be requested from other committees. Don Gardner will attend the February meeting and will discuss income taxes and the structure of the Club.

EXECUTIVE COMMITTEE - President Frank Pelk

A dog complaint from Jerry Boles has been turned over to the Architectural Committee.

A suggestion was made that donations to Fire District #5 for their "Heart Start" medic program be placed in the Newsletter with the address set that individual members may donate. President Pelk announced that one of the defibrillators is to be located at Lake Limerick.

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

- That the Board donate \$100.00 to Fire District #5
- "Heart Start" program and that individual member
- donations be requested in the Newsletter.

A request to join the Washington Federation of Clubs was tabled.

Tr. Thompson will look into costs of insurance to indemnify Board members for actions taken in the management of the Club. He estimates \$3000.00 per year for such coverage and felt a better approach would be for the membership to vote to provide this protection.

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President Pelk mentioned a Citizen's Monitoring program sponsored by the D.O.E. concerned with comparisons of water quality.

Jeff Jackson has requested leave from January 20th thru January 30th to attend the Pebble Beach All Pro Golf Tournament. The request was approved, Suzanne will manage the Pro Shop in his absence.

Legal correspondence consisting of letters and suits against some members and requests for quit claim deeds for others was discussed.

Current thinking is to possibly downgrade the #2 position on the golf course from full time to seasonal each year to afford the latitude to lay off the employee if necessary.

Reciprocal green fee discounts with Bayshore are only granted by the Board and are on a case by case, one year bases. The Pro is not authorized to make any reductions in green fees.

The listing of Club personal property from Mason County will be reviewed by Tr. Stricklin.

Catering private parties by Jerry Hoeye will be advertised in the Newsletter.

#### NEW BUSINESS

Tr. Wilson-Hoss will check on the possibility of arranging for FHA/VA loans for homes within Lake Limerick Country Club.

A lengthy discussion was held on the dental riders for employees' medical insurance. The Executive Committee will review this item further.

#### OLD BUSINESS

A list will be made of Club owned lots for resale by a local real estate company.

A State Supreme Court decision on legislation is awaited in the matter of lots being sold at tax sales. A suggestion was made to pay one year's taxes to buy time to wait for the decision as to whether the owner is required to pay dues and assessments following such a tax sale.

The Nominating Committee has two candidates for each of the four seats up for election in April.

Tr. Thompson emphasized that we must get started soon with the zero based budget for next year and offered his assistance in preparing it.

Meeting adjourned at 12:07 p.m.  
Respectfully submitted,  
Patti Gronseth,  
Recording Secretary