

LAKE LIMERICK COUNTRY CLUB, INC.  
AUGUST 18, 1990  
BOARD OF TRUSTEES

The meeting of the Board of Trustees was called to order at 9:00 A.M. by Vice-President Jim R. Nutt.

Trustees attending were Nan Stricklin, Bob King, Patti Gronseth, Frank Pelk, Al Wilson, Rob Wilson-Hoss, Jim Ergen, Jim Nutt, and Helen Woodruff. President Dick Lombard was excused.

The minutes of July 21, 1990 were approved with the following corrections: page 2, the Motion to accept the Bob Kimbel bid should read: exempt Trustee Rob Wilson-Hoss, and Trustee Jim R. Nutt.

Motion made by Tr. Nan Stricklin, seconded by Tr. Frank Pelk and carried by the Board as follows:

To approve the minutes of July 21, 1990 as corrected.

FINANCIAL REPORT: The report was given by Nan Stricklin discussing the income at 98% on the regular assessments. The negative gross margin on the Restaurant and Bar will be reviewed by Jerry and Suz. Nan has a draft of the budget and there will be a budget meeting at nine on Saturday, 8/25/90.

GREENS COMMITTEE: Carl Nielsen reviewed the fine job done by Bob Kimbel Construction. The greenskeeper will be plugging the greens the 27th. The new mower is still being adjusted.

WATER COMMITTEE: Dave Best presented the report by the Water Committee, with a request for an amendment of the by-laws.

Motion made by Tr. Rob Wilson-Hoss, seconded by Tr. Frank Pelk and carried by the Board as follows:

An amendment of the by-laws of the Lake Limerick Water System to read:

"The Committee shall cause to have an annual review of the financial records of the Water System by a Public Accountant who is not a member of the Water Committee or the Board of Trustees. The Committee, by majority vote, may waive the annual review requirement for any year, provided the review by a Certified Public Accountant is performed not less than once each third year."

This amendment adopted by the Water Committee the 16th day of August, 1990.

Rob Wilson-Hoss will research the back hoe request by Howard and see if the membership must vote on this large an expenditure.

25 ANNIVERSARY: Patti Gronseth said they are getting information and will start in September.

BOARD OF TRUSTEES

PAGE -2-

AUGUST 18, 1990

LAKE/DAM: Dave Best reported on the parking lot sale set for September 8, 1990 from 10:00 AM - 5:00 PM. He encourages volunteers to participate. The level of the lake was discussed. Dave Best and Phil Lally will look into the matter. Jim R. Nutt will contact the County about replacing the reflector post on St Andrews Dr. adjoining Dave Best's property. Patti passed around a picture of the original Lake Leprechaun sign.

Motion made by Tr. Rob Wilson-Hoss, seconded by Tr. Patty Gronseth and carried by the Board as follows: Bob King opposed.

To rescind all previous action about Lake Leprechaun of the last two months and that the rules be the same for adults as for children. To change the sign to clarify it doesn't prohibit anyone but suggests it is for youngsters.

Motion made by Tr. Rob Wilson-Hoss, seconded by Jim Nutt, and carried by six ayes, opposed Tr. Patty Gronseth, Nan Stricklin, and Helen Woodruff, as follows:

To allow the speed limit for boats to be increased to 15 mph for inner tubes and ski bobs, so long as the towed device stays within the wake of the boat. Whenever a boat is towing any device, it must have an observer with a red flag, and all red flag regulations must be followed: provided that all activities are not against County or State rules.

Motion made by Tr. Bob King, seconded by Tr. Rob Wilson-Hoss and carried by the Board as follows:

To reduce the speed limit for boats from 8 mph to 5 mph, or wake free, whichever is less, before and after skiing hours.

The Newsletter will post the lake regulation changes.

Motion made by Tr. Bob King, seconded and carried by the Board as follows:

The weed harvester parts costing around \$1,100.00, not to exceed the budget allotment, is approved.

Patti Gronseth ordered new buoys and they should be here soon.

The Lake Committee will look into the lily pad treatment and Bob King will contact Allied Chemicals.

Rob Wilson-Hoss passed around "Rules for Responding to Complaints About Violations of Lake Regulations." that are to be reviewed by the Lake Committee.

BOARD OF TRUSTEES

PAGE -3-

AUGUST 18, 1990

ARCHITECTURAL COMMITTEE: The report was given by John Stricklin. Mr. Chris Johannsen reviewed his request for the metal roofs. Mr. Jim Howard also presented his views.

Motion made by Tr. Rob Wilson-Hoss, seconded by Tr. Nan Stricklin and carried by the Board as follows:

To allow metal roofs on a case by case basis, approved by the Architectural Committee, being careful to insure that any metal roofs are consistent with the aesthetics of the community.

Recess

Motion made by Tr. Rob Wilson-Hoss, seconded by Tr. Bob King and passed by the Board as follows:

To approve the application for an 8 foot fence between the Inn and the adjoining lot provided it is finished on the side of the Inn. It will step down to 6 feet after the garbage cans and can not obstruct vision exiting to St. Andrews Drive.

Motion made by Tr. Rob Wilson-Hoss, seconded by Tr. Bob King and passed by the Board as follows:

To deny the request for grass down to the Lake, it must stay back to twenty feet of the lake.

Rob Wilson-Hoss passed around a rough draft of "Application for Permission to Cut Trees on Lake Limerick Property."

The Maintenance Committee is to instruct Howard to remove a dangerous tree and the wood given to the fire sale. He will need to get a bonded and licensed tree cutter.

INN COMMITTEE: Vicki Meyers discussed the minutes, and reviewed the preliminary drawing done by Tony Paradise for the Bar remodel.

Motion made by Tr. Rob Wilson-Hoss, seconded by Tr. Frank Pelk and carried by the Board as follows: Tr. Nan Stricklin opposed.

To authorize up to \$3,500.00 for the Inn expansion of the Bar, phase I & II, and to begin as soon as possible.

Day night football was discussed. It was suggested to sell name plaques like the ones in the Lounge. The price is \$20.00 each. The money raised from the name plaques is to help offset the cost of the Bar remodel.

MAINTENANCE COMMITTEE: No report

BOARD OF TRUSTEES  
PAGE -4-  
AUGUST 18, 1990

LONG RANGE PLANNING: Al Wilson stated they had not had a meeting. Property owned by the Association used as a location for parks was mentioned. They will have Maintenance clean up the weeds as a winter project.

LAKE LIMERICK COMMUNITY SUPPORT COMMITTEE; Tr. Nan Stricklin reported on the transportation and its possibilities. Rob Wilson-Hoss passed around the proposed "Lake Limerick Community Support Agreement".

EXECUTIVE COMMITTEE: The report was reviewed.

OLD BUSINESS: Bob King read the letter from David Dunham about his damaged muffler. Bob will send a letter letting him know it is under advisement.

Motion made by Tr. Nan Stricklin, seconded by Tr. Patti Gronseth and passed by the Board as follows:

To send a check to Timberbowl for \$20.00 to sponsor them.

Letter from Jan Lewis regarding the Inn being open for elections on Sept. 18, and Nov 6th.

Letter from Mr. Elerding concerning the creek will be answered.

Letter from Roland and Joanne Moyneur, lot 1-div 17, about a jogger that seems to be a threat to our pets.

NEW BUSINESS:

Newsletter, General Session, and Semi Annual Meeting were reviewed. At the Semi Annual Meeting of Sept 29th Tr. Nan Stricklin wants to present the budget.

Rob Wilson-Hoss gave a summary of the lots for sale.

The Board went into Executive Session. Following the Executive Session the Board reconvened in open session.

Rob Wilson-Hoss will send a letter to Mr. Schreck's attorney advising him that we are discussing the situation.

Meeting adjourned at 12:36 P.M.

Sincerely,  
Bob King  
Secretary

EXECUTIVE COMMITTEE MEETING  
AUGUST 11, 1990

Meeting was called to order at 1:07 p.m. by acting Chairman R. Jim Nutt. Other members attending Nan Stricklin, Dave Best, and Bob King. Richard Lombard was excused.

Nan Stricklin reported that Don Gardner is reviewing Water Committee and Lake Limerick Country Club books. Also, the microwave and cash register have been purchased for the lounge.

The letter from Claude Elerding, Division 3, Lot 10 was read. He expressed his concern for the weed condition in the lakes and creeks at Lake Limerick. A letter from us will be sent to him regarding his concerns.

Chairman Lombard's letter to Mr. Hazelwood was read.

The guideline for the Community Support Group and form Rob Wilson-Hoss is preparing was discussed.

The letter from Mason County General Services to Dave Best was read. It explained Dave's project was covered by the F.D.S. permit.

A letter and bill from Mr. David Dunham, for damage to his car was referred to the Board of Trustees.

Respectfully submitted,

Bob L. King

The homeowner clearly understands that, by signing this Agreement, he or she is promising that he or she has the sole right to sign a release regarding this property; and that he or she will never under any circumstances make any claims against anyone working on behalf of the committee; or against Lake Limerick, any of its officers, attorneys, agents, or subdivisions; or anyone associated with Lake Limerick; where such claims arise out of any work performed or not performed by the Committee or Lake Limerick employees or agents.

If the homeowner were not willing to agree to this, Lake Limerick would not agree to provide services to the homeowner.

10/15/14

LAKE LIMERICK COMMUNITY SUPPORT  
AGREEMENT

1. Parties. The parties to this Agreement are Lake Limerick Country Club, Inc. and \_\_\_\_\_, who is the owner or contract purchaser of Lot \_\_\_\_\_, Division \_\_\_\_\_, Lake Limerick.

2. Purpose. The purpose of this Agreement is to provide for certain services from the Lake Limerick Community Support Committee to the homeowner, at no cost or reduced cost to the homeowner.

3. Guidelines:

1. Residence in question must be owner occupied.
2. When physically able owner must help with repairs.
3. Owners must remain on the premises at all times while work is being done.
4. When physically able, owner should donate back to the community labor for other community support projects.
5. Owners name will be kept confidential when requested.
6. Direct monetary support would be limited to up to \$250.00 per household per job.
7. All referrals will be sent to the Executive Committee for final approval based on the recommendations of the Community Support Committee.
8. Owners will be responsible for getting all permits from both the county and architectural committee and have them posted before work is started.
9. Owners must sign a release that outlines what is being done and who is going to be responsible for getting materials.

4. Releases. The volunteers who work pursuant to the direction of the Lake Limerick Community Support Committee will make every effort to do their best work, and protect the assets of the homeowner.

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**RULES FOR RESPONDING TO COMPLAINTS  
ABOUT VIOLATIONS OF LAKE REGULATIONS  
(LAKE VIOLATION RULES)**

1. Emergencies. The Chairman or Vice-chairman of the Board of Trustees, or the Chairman of the Lake Committee may order any person off of Lake Limerick or Lake Leprechaun, to not return until action is taken by the Board of Trustees, for a period of up to 14 days.

Emergency removal shall happen only when a person is acting in a way that is dangerous to others, or their property, and refuses to stop.

The lakes belong to Lake Limerick Country Club, Inc. If a person is removed, but returns, the matter shall be turned over to the Mason County Sheriff's Department as a trespass.

2. Non-Emergencies. All other complaints of violations of lake restrictions shall be referred to the Lake Committee, which shall discuss the matter and recommend action (or no action) to be taken.

Meetings shall be open, with notice to the alleged violater, who shall have an opportunity to be heard.

If an agreement is reached, it shall be recorded and a copy given to the alleged violator, with the original placed in the lot file.

If no agreement is reached, the matter shall be referred to the Board of Trustees, with the recommendation of the Lake Committee. A hearing shall be held at the next Board meeting.

3. Board Hearings. In emergency and non-emergency cases, the Board shall hold a hearing at its next regular meeting, or sooner if necessary.

At the hearing, all parties may be heard. The Board shall consider what rules apply, their reasonableness, what the conduct was that caused the complaint, and all other matters that should, in fairness, be considered.

4. Board Action. The Board may take no action, find an agreed-upon solution, or impose restrictions.

Restrictions imposed must relate to legitimate safety, nuisance or other issues of concern to the larger community, and must be intended to remedy



whatever the problem is. Restrictions can include barring specific individuals and/or their guests from specific activities on Club property, including the lakes.

5. Complaints. Complaints about specific persons and/or incidents should be made to the Lake Patrol, the Lake Committee Chairman, or the Board Chairman or Vice-chairman. They should include:

- Identification of violator, and boat;
- Reference to rule allegedly broken; and,
- Time and date of violating.

a Bd.  
Arch Committee  
Greens "

**APPLICATION FOR PERMISSION  
TO CUT TREES ON LAKE LIMERICK PROPERTY**

Members who own lots adjacent to the Lake Limerick Golf Course, or Lake Limerick greenbelts may want to thin trees and brush to improve their view, or for other legitimate, community-related purposes. Prior to doing so, this application must be completed, and it must be submitted to the Architectural Committee, for approval.

The property owner will be expected to clearly mark all trees and/or brush that is to be thinned, removed, or in any other way affected. The area will be inspected by the Architectural Committee and the Greens Committee if applicable.

All work will be done at the expense of the lot owner, and the lot owner will be solely responsible for the results of the work that he or she proposes and undertakes, including costs for damages to property and persons as a result of these activities. By applying for this permit, the lot owner expressly releases Lake Limerick Country Club, Inc., and its employees, agents, attorneys, and anyone else associated with it from any liability involved with any activities undertaken pursuant to a permit related to this application; and specifically acknowledges that he or she will bear complete and full responsibility for any damages caused by any activities associated with this permit.

The following information must be provided first to the Architectural Committee, which will then refer it to the Greens Committee for the initial investigation if appropriate:

1. Name of Lot Owner: \_\_\_\_\_  
 Division and Lot Number: \_\_\_\_\_  
 Address of Lot Owner: \_\_\_\_\_  
 \_\_\_\_\_  
 Telephone Number of Lot Owner: \_\_\_\_\_
2. Reason for Proposed Action: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
3. Proposed Action: \_\_\_\_\_

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**I promise to abide by all of the rules and regulations as set forth herein, and within the application to the Architectural Committee, which accompanies this application; as well as all other Lake Limerick rules and regulations.**

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Date

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Signature