

**LAKE LIMERICK COUNTRY CLUB, INC.
E. 790 ST. ANDREWS DRIVE
SHELTON, WA 98584
(206) 426-3581**

**BOARD OF TRUSTEES
MINUTES OF**

FEBRUARY 20, 1993

AGENDA

BOARD OF TRUSTEES - LLEC INC.

February 20, 1993

9:00 AM

1. ROLL CALL
2. APPROVAL OF MINUTES - January 16 ,1993
3. FINANCIAL REPORT - Betty Bragett
4. CONSENT AGENDA:
 - A. GREENS COMMITTEE
 - B. LAKE - DAM COMMITTEE
 - C. MAINTENANCE COMMITTEE
 - D. NOMINATING COMMITTEE
 - E. ARCHITECTURAL COMMITTEE
 - F. COMMUNITY SUPPORT COMMITTEE
 - G. LONG RANGE PLANNING COMMITTEE
 - H. INN COMMITTEE
 - I. WATER COMMITTEE
 - J. FINANCIAL ADVISORY
- ITEMS FROM CONSENT AGENDA:
 1. Water Committee -
 2. LR Planning-Recommendation
 3. Maint-Fuel Tanks
 4. Nominating Committee - Status Report - Jack King
 - 5.
 - 6.
5. EXECUTIVE COMMITTEE:

A. Attorney Fees	D. New Maint. Hire
B. Available Lots	E. Security Service
C. BOT Attendance	F.
6. OLD BUSINESS:
 - A. Capital Budget - Paint Inn
 - B. Walk-in Cooler-Status
 - C. Arch - Fee Adjustments
 - D. Athletic Field-Status Report
7. NEW BUSINESS:
 - A.
 - B.
8. COMMENTS FROM MEMBERSHIP
9. CORRESPONDENCE
10. ADJOURN

502
7.1.16

AGENDA

EXECUTIVE COMMITTEE

February 10, 1993

1. BALL FIELD-JIM
2. BALLOT MEASURE-LR PLAN
3. ATTORNEY FEES-DICK
4. LOTS RECLAIMED & WATER NEEDS -JERRY
5. ARCH- GUIDELINES & FEES-JIM
6. NEW HIRE - GOLF COURSE

LAKE LIMERICK COUNTRY CLUB, INC.
BOARD OF TRUSTEES
FEBRUARY 20, 1993

The meeting was called to order by President Dick Lombard at 9:00 a.m. Trustees attending: Scott Carey, Jim Ergen, Sharon Haworth, Jim Joseph, Betty Malloy Braget, Nan Stricklin, and Al Wilson. Trustee Bob King was absent: Trustees Phil Lalle and John Swanberg were excused.

Motion made by Tr. Scott Carey, seconded by Tr. Al Wilson and carried by the board as follows:

To approve the Minutes of January 16, 1993.

FINANCIAL REPORT: Betty Malloy Braget
The financial Report rearrangement was recapped by the Treasurer Betty. The Operating Reserves, Restaurant, Bar and Golf items were discussed.

Motion made by Tr. Sharon Haworth, seconded by Tr. Jim Joseph and carried by the board as follows:

To approve the Consent Agenda of February 20, 1993.

Consent Agenda Item 1. Water Committee - None.

Consent Agenda Item 2. Long Range Planning -
Jack King noted that the Informational Flyer sent 2/16/93 on the Capital Assessment for April 24, 1993 covered the recommendations from the Long Range Planning Committee.

Motion made by Tr. Scott Carey, seconded by Tr. Jim Joseph and carried by the board as follows:

To approve the Ballot Issue:
PHASE I CAPITAL IMPROVEMENTS - "Shall the members of Lake Limerick Country Club assess themselves no more than \$70.00 per lot on each of the following collection dates: June 1, 1993, January 1, 1994, and January 1, 1995 to pay the cost of the modernization of the septic systems, building a Pro Shop, and providing minor renovations to meet the American Disabilities Act Requirements." to be placed before the membership on April 24, 1993.

John Hocker discussed calls he received by members on the design of the Pro Shop. The outside of the building is set but the inside is a little more flexible. Members are encouraged to attend the Long Range Planning meetings to voice their input.

Consent Agenda Item 3. Maint - Fuel Tanks.
Board of Trustees

Scott Carey will give a proposal at the next Board meeting for the removal and replacement of the fuel tanks. The wind storm caused the cutting of some trees that were creating problems. There will be a 50-50 split with Louderback on the removal and income of the trees.

Scott would like to send out a flyer in April for a work party to help clean up at the Old Lyme Park in Division 4.

Consent Agenda Item 4. Nominating Committee - Status Report
There are seven candidates for the Board of Trustee for the April Ballot: Bill Buff, Frank Carkhuff, John Hocker, Robert W. Johnson, Tim Metrokin, Talitha Waldron and Doyle Wilcox. There are three Water Department Candidates: David Best, Daniel C. Robinson and Henry M. Yates. The Board would like to thank Mary Lou Trautmann, Jack King, Veronica Lombard and George Olson for their work on this committee.

The candidates pictures and resumes will be posted on the reader board.

The Board would like to thank Frank Carkhuff, Tillie Waldron and John Hocker for their interest and attendance at the Board Meeting.

EXECUTIVE COMMITTEE -

Dick reported on their meeting.

- A. Attorney Fees, they have gone up.
- B. Available Lots, will be posted in the Newsletter.
- C. BOT Attendance, the Chair-person can excuse a Board Member for unforeseen emergencies and will so note at the board meeting.
- D. New Maint. hiring, a new golf greens person was hired.
- E. Security Service, the Committee would like to increase PPS Security from three nights a week to five nights per week during the summer months to be budgeted from Administration. Lake/Dam Committee is budgeted for two nights per week during this time. Brian will give the committee a reduced rate bid for the extra nights.

OLD BUSINESS:

- A. Capital Budget Paint Inn.

Motion made by Tr. Sharon Haworth, seconded by Tr. Al Wilson and carried by the board as follows:

To have the Maintenance Department procure bids for the exterior painting of the Inn and complete it this summer.

- B. Walk-in Cooler Status. Scott Carey gave his report on the Simpson cooler which was not suitable for our purposes. He recommends we use the low bid Mark received for the cooler.

Motion made by Tr. Scott Carey, seconded by Tr. Jim Ergen and carried by the board as follows:

Board of Trustees

To approve the expenditure of \$7,500.00 from the Capital Budget to be combined with the Magpie's donation of \$3,500.00 for the purchase of a walk-in cooler for the Inn.

The Secretary will notify the Magpies of the Board's Motion. Dick Lombard will prepare a Resolution to thank the Magpies.

C. Arch - Fee Adjustments

Fee adjustments at \$5.00/tree up to 5 trees or \$25.00 maximum.

Motion made by Tr. Sharon Haworth, seconded by Tr. Betty Malloy Braget and carried by the board as follows:

To approve the Guidelines as follows:

GUIDELINE #46. ARCHITECTURAL PERMIT FEE PENALTIES

When a project or work is begun that is subject to permit application processes, but no permit application approval is requested, or work is done commenced prior to approval; or work is undertaken that is beyond the scope of approval; the Architectural Committee may set a penalty of up to 10 times the regular permit fee for any particular projects.

It is essential for the Architectural Committee to have the opportunity to review, consider and approve plans for activities that are subject to the permitting process before those activities are undertaken. The penalty is intended to deter members from undertaking such activities without permits, and to help defray the expenses of responding to such unpermitted activities.

The Architectural Committee shall decide on a specific penalty for each particular violation of this guideline, based upon the seriousness of the violation. The seriousness of the violation shall be measured in terms of the scope of the violation, its effects on the community, the visual impact of the violation, the difficulty of remedying the violation, any explanation the violator may have for his or her failure to secure a permit, and the cooperation or lack thereof of the violator with the permitting process after the violation has been discovered.

The violator may appeal a determination of the Architectural Committee to the Board of Directors, which shall apply the same criteria to its decision. The decision of the Board of Directors on appeal shall be made as if the Architectural Committee had not made a decision, but the Board of Directors shall consider the position of the Architectural Committee at the appeal hearing, which shall be presented personally by a member of the Committee. The decision by the Board shall be final.

Any penalties assessed in this matter shall be considered the same as any costs and expenses for cleaning and repairing lots, and shall constitute a lien against the lot involved.

In addition to penalties, the Architectural Committee will in most cases require a remediation plan intended to limit the adverse effects of any such activities that are not ultimately approved by the Architectural Committee.

GUIDELINE #47. LOT CLEARING

Lots are not to be cleared, and trees are not to be cut, except pursuant to Architectural Committee permitting processes. In general, trees may be cut as set forth in previous guidelines. However, areas of lots may not be cleared in preparation for planned or speculative future development. Clearing may occur as part of a permit for installation of a septic system, construction of a residence or other approved activity; clearing by itself, without approval for related construction or other permitted activity, shall not be permitted.

GUIDELINE #48. REPLANTING SCHEDULE

Whenever trees are cut, or parts of a lot are cleared, without proper approval; or where they are made subject to proper approval, as part of a plan for construction or other permitted activity, but that construction or other permitted activity is not undertaken within the time allowed in the permit; the Architectural Committee shall require a program of cleaning the lot of debris and generally remedying any adverse visual impact; as well as a specific plan for replanting and other mitigation measures.

This plan shall be reasonable, and intended to remedy the visual impacts associated with land clearing that is not accompanied by development, in an attempt to keep any affected lots in harmony with the general plan for the community.

D. Athletic Field - Status Report.

Jim Joseph and Al Wilson are reviewing the status. They will present the results first to the Executive Committee then to the Board with the recommendations for the expenditures and a cost breakdown.

Motion made by Tr. Jim Joseph, seconded by Tr. Nan Stricklin and carried by the board as follows:

Dick Lombard will do a new member board workshop on May 1, 1993.

NEW BUSINESS - None.

Board of Trustees

COMMENTS FROM MEMBERSHIP - None.

CORRESPONDENCE -

Jim Joseph read a thank you from John Swanberg for the flowers from the Board.

Motion made by Tr. Scott Carey, seconded by Tr. Sharon Haworth and carried by the board as follows:

To adjourn the meeting at 10:10 p.m.

Respectfully submitted,
Jim Joseph, Secretary

FILED THE FOLLOWING IN EACH FOLDER:

AGENDA: _____

BOARD MINUTES: _____

ALSO: Rob & All Committees

P & L: _____

ARCH COMMITTEE: _____

GREENS COMMITTEE: _____

INN COMMITTEE: _____

LAKE COMMITTEE: _____

LONG RANGE PLANNING: _____

MAINTENANCE: _____

LLCC COM SUPPORT: _____

WATER COMMITTEE: _____

FINANCIAL: _____

11/6/93 Minutes -29 _____

12 Bd - 1 Rob - 1 meeting
15 total 1-Memb

2-19-93

15 total 12 Bd - 1 Rob
1-Don 1-meeting

Attention Board of Trustees

The Magpies Ladies Club of Lake Limerick has authorized a (\$3,500.00) thirty five hundred dollar contribution to the Lake Limerick Inn Committee, exclusively towards the purchase of a walk-in freezer/cooler.

We would appreciate your reply/approval by February 22, 1993.

Sincerely,

Helen Woodruff
President