

AGENDA
BOARD OF TRUSTEES - L.L.C.C.
JULY 17, 1993
9:00 A.M.

1. ROLL CALL
2. APPROVAL OF MINUTES - June 19, 1993
3. FINANCIAL REPORT - Jim Joseph
4. CONSENT AGENDA:
 - A. GREENS COMMITTEE
 - B. LAKE - DAM COMMITTEE
 - C. MAINTENANCE COMMITTEE
 - D. NOMINATING COMMITTEE
 - E. ARCHITECTURAL COMMITTEE
 - F. COMMUNITY SUPPORT
 - G. LONG RANGE PLANNING COMMITTEE
 - H. INN COMMITTEE
 - I. WATER COMMITTEE
 - J. FINANCIAL ADVISORY

ITEMS FROM CONSENT AGENDA:

1. ARCH - METAL ROOF
 2. GREENS- HOUSE RULES, CART SHEDS
 3. FINANCIAL ADVISORY - NEW MEMBER
 - 4.
 - 5.
 - 6.
5. EXECUTIVE COMMITTEE:
 - A. ARCH FIELD REP
 - B.
 - C.
 - D.
 6. OLD BUSINESS:
 - A. SEPTIC
 - B. BALLFIELD - LETTER FROM ROB
 - C. OLDE LYME PARK
 7. NEW BUSINESS:
 - A.
 - B.
 - C.
 8. COMMENTS FROM MEMBERSHIP
 9. CORRESPONDENCE
 10. ADJOURN

FINANCIAL ADVISORY COMMITTEE MEETING
JULY 15, 1993

THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON DICK SIROKMAN.

IN ATTENDANCE WERE: JERRY SOEHNLIEN JIM JOSEPH
 NAN STRICKLEN DICK SIROKMAN
 BETTY MALLOY-BRAGET

GUEST: SCOTT CAREY

THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON DICK SIROKMAN.

DICK SIROKMAN REVIEWED THE ASSESSMENT FIGURES AS PASSED BY THE LLCC MEMBERSHIP THIS PAST APRIL. THE COLLECTION OF ASSESSMENT IS GOING WELL AND THERE IS AMPLE FUNDS TO MEET CURRENT COST. THE DESIGN SYSTEM HAS NOW BEEN APPROVED BY MASON COUNTY AND THE BIDDING PROCESS FOR INSTALLATION IS NOW UNDERWAY. ONCE THE INSTALLATION COST ARE KNOWN BY THIS COMMITTEE, THE COMMITTEE WILL ADDRESS ANY COST OVER-RUNS OR SAVINGS ON THE SYSTEM.

AFTER SOME DISCUSSION ON THE VARIOUS ISSUES CONCERNING THE FINANCIAL AVAILABILITY AND TIMING OF PROJECTS, THE FOLLOWING INFORMATION WILL BE SUBMITTED TO THE BOARD OF TRUSTEES AS REQUESTED BY PRESIDENT SCOTT CAREY.

MOTION BY DICK SIROKMAN, 2ND. BY BETTY MALLOY-BRAGET.

- 1) THE SEPTIC SYSTEM DESIGN HAS BEEN APPROVED AND THE INSTALLATION BIDDING PROCESS AND AWARD, FOLLOWED BY INSTALLATION AND PAYMENT IS UNDERWAY.
- 2) THE INN UP-DATE AND ADA CONSIDERATION SHOULD GET INTO THE FINAL PLANNING PROCESS AND BEGIN IMMEDIATELY.
- 3) THE PRO-SHOP PLANS SHOULD BE SUBMITTED TO MASON COUNTY FOR THE NECESSARY APPROVAL AND PERMITS .

AFTER THE ABOVE HAS BEEN ACCOMPLISHED THE FINANCIAL ADVISORY COMMITTEE WILL MEET AND REVIEW THE SITUATION FOR FINANCIAL CONSIDERATIONS AND ADDRESS POSSIBLE FINANCIAL SHORT-FALLS DUE TO TIMING OF ASSESSMENT COLLECTIONS. AT THIS TIME THE FINANCIAL ADV. COMMITTEE WILL RECOMMEND AN ESTIMATED TARGET DATE FOR BEGINNING THE PRO-SHOP.

NECESSARY FINANCING COULD BE ACCOMPLISHED BY INTERNAL BORROWING OR EXTERNALLY, AND IT WAS AGREED THAT THE MOST COST EFFECTIVE ROUTE SHOULD BE USED.

WE WILL EXPLORE ALTERNATE BANK FINANCING AT THIS TIME TO LAY SOME GROUND WORK FOR POSSIBLE FUTURE BORROWING "POTENTIAL".

(END OF MOTION)

THE MOTION WAS APPROVED.

A DISCUSSION ON THE APPOINTMENT OF BETTY MALLOY-BRAGET TO COMPLETE HER TERM OF FOUR (4) YEARS ON FINANCIAL ADVISORY FOLLOWED. BETTY WILL COMPLETE HER TERM.

THE MEETING WAS ADJOURNED.

RESPECTFULLY SUBMITTED,

BETTY J. MALLOY-BRAGET

To: Lake Limerick Executive Committee

From: Russ Myers

Re: Request to hire an Architectural Field Representative Temporary Replacement

I am requesting to have someone replace me so I feel more comfortable to leave Lake Limerick for extended periods of time. I think this person should be paid a salary of at least \$400 to \$500 a month to do a responsible job and keep the Architectural Committee business running smoothly.

Thank you for your consideration.

Architectural Field Representative Temporary Replacement

The following guidelines should be met:

1. This person will have the same job description as Architectural Field Representative, (copy included)
2. This person must live at Lake Limerick and be available for phone calls and inspection trips most of the time.
3. This person should have a good working knowledge of Declarations of Restrictions and Guidelines to Interpretations of Rules.
4. This person should be able to make a daily check for applications and make arrangement to meet with people that need help in completing applications.
5. This person should check all tree cutting by requiring trees to be marked or by walking lot with owner in applications for new residence to establish a clearing plan. This clearing plan should be marked on their plot plan. No clear cutting allowed.
6. This person must check all complaints and report objectively to committee.

ARCHITECTURAL FIELD REPRESENTATIVE - JOB DESCRIPTION

1. POSITION. The Architectural Field Representative is a contractual position authorized by the Lake Limerick Country Club Board of Trustees. The purpose of the position is to provide administrative services to the Lake Limerick Architectural Committee, and the Board of Trustees, to help them in administering the application of Architectural Committee rules and regulations within the Lake Limerick Development.

2. DUTIES. The Field Representative is responsible for reviewing all applications submitted to the Architectural Committee, including a review of the documents themselves as well as the subject site. The Field Representative will then report to the Architectural Committee his findings so that the committee can make an informed decision about the application and its compliance with applicable rules and regulations.

In addition the Field Representative is to inspect the progress of work performed pursuant to permits granted, to insure compliance with the terms of any such permits.

The Field Representative shall also investigate complaints of violations, and report the results of his investigations to the Architectural Committee.

3. AUTHORITY. The Field Representative is responsible to the chairman of the Architectural Committee. The chairman or his delegate will refer matters to the Field Representative, and act as a coordinator of his activities. The Field Representative will be expected to attend all Architectural Committee meetings and Board of Trustee meetings when necessary to report to the Board.

The Field Representative is not responsible for insuring compliance with permit requirements of state, local or federal or other governmental entities; however, he should be aware generally of requirements for permits, and report regarding whether an applicant has secured other necessary permits as required by the Declarations of Restriction. The Field Representative is not responsible for determination of lot lines, and the relative placement of improvements with respect to those lines. The Field Representative is not responsible for approving or disapproving projects, but simply for reporting the results of his investigation to the Architectural Committee and/or Board of Trustees.

4. QUALIFICATIONS. The Field Representative should be someone with the capacity to understand and work with the various controlling rules and regulations of the Lake Limerick Country Club, Inc., including Declarations of Restriction, Bylaws, Articles of Incorporation, Guidelines to Interpretations of Rules, and other documents that apply. He should be able to organize and keep current a record of the applicable rules and thoroughly understand those rules and their applications.

In addition, the Field Representative must be able to work within the governing structure of Lake Limerick Country Club, Inc., and perform his services pursuant to the direction of the Architectural Committee and, ultimately, the Board.

Finally, the Field Representative should understand that the Board considers all applicants to be first and foremost members of Lake Limerick Country Club, and as such entitled to consideration and respect. Applicants are to be treated with the courtesy owed to a member of Lake Limerick. However, at the same time, the Field Representative must accurately understand which rules and regulations apply, and be able to accurately, fairly and without bias or influence report regarding compliance with those rules and regulations.

HOSS and WILSON-HOSS

ATTORNEYS AT LAW

236 WEST BIRCH STREET
SHELTON, WASHINGTON 98584

AREA CODE 206
426-2999 FAX 426-6715

RICHARD T. HOSS
ROBERT D. WILSON-HOSS

July 9, 1993

Mr. Scott Carey
President, Board of Trustees
Lake Limerick Country Club, Inc.
E. 740 Road of Tralee
Shelton, Wa 98584

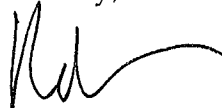
Dear Scott:

With respect to our offer to donate that land for the ball field, as set forth in detail in an earlier letter, I want to communicate a couple of things. First, since the members of this Board are different from the earlier Board, with which I dealt, we are withdrawing our request to trade the access lot for the Paulson lot. We would be happy to retain ownership of the access lot.

As I told you earlier, this was not our original request, but an offer made during a Board meeting. Now that Limerick has alternate access to the site, the situation has changed, so it makes sense for us to take the Board up on its earlier offer to trade the two lots.

Second, this matter has been before the Board for a significant period of time. As you indicated on the telephone, it is reasonable to expect a decision by late July; therefore, our offer is open until August 1, 1993. If we have not heard from you by that time, we will proceed with alternate plans for the area in question.

Sincerely,



Robert D. Wilson-Hoss

RWH:glg

LAKE LIMERICK COUNTRY CLUB INC.

DATE: NOVEMBER 9, 1991
SUBJECT: RECOMMENDATION - PER BOARD ACTION
FROM: C. RICHARD LOMBARD, PRESIDENT
TO: EXECUTIVE COMMITTEE MEMBERS

In response to the Board of Trustees instructions of October 19, 1991, I am recommending the establishment of a FINANCIAL ADVISORY COMMITTEE. This committee will act as a recommending body to the Board of Trustees on long term financial actions and concerns of the corporation as well as the projected fiscal impact of these proposed actions. The committee will respond to requests from the executive committee and/or the Board of Trustees.

The committee should be organized in a manner that provides continuity of information from one administration to the next with service terms that do not expire simultaneously. The initial membership will be appointed for a specific term and as vacancies arise, the sitting president will fill, with the advice and consent of the Board of Trustees, the vacancy, with a member, for a term of five years. The committee will elect a Chairperson from their membership. The Corporate Treasurer will serve as a member during their term of office but may not fill the chairperson position on the committee.

I recommend the following individuals for membership on this committee with the terms indicated:

MEMBER	TERM	EXPIRES
Treasurer		
Phil Lalle	2 years	May 1, 1994
Dick Sirokman	3 years	May 1, 1995
Betty Malloy-Braget	4 years	May 1, 1996
Jerry Soehalien	5 years	May 1, 1997

6-20-92

Board of Trustees

Page - 4

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

With the advice and consent the board approves the appointment of Nan Stricklin to the Financial Advisory Committee for 5 years.

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

To adjourn the meeting at 10:38 a.m.

Respectfully submitted,
Jim Joseph, Secretary

Consent Agenda Item 3. Financial Advisory -
Phil Lalle resigned.

A motion was made by Tr. Betty Malloy Braget, seconded by Tr. Jim Nutt and carried by the board as follows:

With advise and consent the board approves the appointment of Dick Sirokman as Chair-person, and Dick Lombard to fill the vacancy on the Financial Committee.

Don Gardner gave his presentation on alternative corporate tax structures at the Financial Advisory meeting.

Consent Agenda Item 4. Long Range Planning -

Jack King updated the status of the Committee. The 5 year Capital Need Budgets are due on April 1, 1992. They will be presented at the next Board of Trustees meeting. The pro shop and cart shed's 1st proposal plans were passed around. After the plans are finalized Jack would like a firm estimate for the bid.

Consent Agenda Item 6. Architecture -

John Stricklin discussed the complaints of noise from the renters on Div 2 lot 210.

A motion was made by Tr. Nan Stricklin, seconded by Tr. Jim Nutt and carried by the board as follows:

To write the owner a letter to please correct the situation and that they will be contacted by the police any time it is necessary. The club attorney, Rob Wilson-Hoss will be requested to write the letter.

A motion was made by Tr. Jim Joseph, seconded by Tr. Jim Ergen and carried by the board as follows:

The Architectural Committee recommends the club build a fence behind the maintenance shed next to Div 2r Lot 35.

A letter of apology will be written to the owner.

A motion was made by Tr. Jim Joseph, seconded by Tr. Jim Nutt and carried by the board as follows:

Jim Ergen is appointed to verify with the County that they are using only clean fill dirt to dump on Div 3 lot 498.

John Stricklin submitted his Chair-person resignation. All Chair-persons are asked to submit their resignations so that the next President may appoint the Chair-persons.

Consent Agenda Item 6. Greens - Roy Magnussen

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

To accept the Green's Committee recommendation to purchase a used Toro Tee Greens Mover for \$2,500.00 and to start getting rid of unused equipment.

Recess: 10:15 to 10:20

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

**BOARD OF TRUSTEES
MINUTES OF
JULY 17, 1993**

LAKE LIMERICK COUNTRY CLUB, INC.
BOARD OF TRUSTEES
JULY 17, 1993

The meeting was called to order by President Scott Carey at 9:00 a.m. Trustees attending: Pat Feist, John Hocker, Robert Johnson, Jim Joseph, Betty Malloy Braget, Sharon Haworth, Phil Lalle, Nan Stricklin, and Talitha Waldron. Trustee Al Wilson was not excused.

Motion made by Tr. John Hocker, seconded by Tr. Tillie Waldron and carried by the board as follows:

To approve the Minutes of June 19, 1993 as presented.

FINANCIAL REPORT: Jim Joseph

Jim said the preliminary budgets have been received from the committees. The capital budget will be addressed later. Don Gardner, the club accountant, Jim and Suz will meet next week to review the data. The formal budget will be presented next month, tentatively August 28, 1993 at 9:00 a.m. This date will be confirmed at the next board meeting.

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

To approve the Consent Agenda of July 17, 1993 as amended.

Consent Agenda Item 1. Architectural Committee.

Pat Feist read the letter from Richard Durbin, Div 2/228, regarding his request for a garage metal roof. He also included brochures and a color schedule.

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

To refer Mr. Durben's (2/228) application for a metal garage roof back to the Architectural committee for further investigation.

Consent Agenda Item 2. Greens Committee.

House Rules: LLCC members are getting involved in the day to day operation of the Pro Shop and golf course. We have no house rules pertaining to the course or pro shop. Pete Villa, Scott Carey, Carl Hooker and a couple more members will get in touch with other courses in the area and get their policies. The results will be brought to the next Executive Committee meeting. Any recommendations or criticisms should be put in writing and given to the chair-person of that committee. The next Newsletter should identify the chair-persons, also in regards to the new septic system - John Hocker, and the new Pro-shop - Max Dean are the respective contacts.

Cart Sheds: Scott read the Green's revised motion in regards to the cart sheds. Long Range planning is addressing the need for more sheds.

Motion made by Tr. Betty Malloy Braget, seconded by Tr. Tillie Waldron and failed by the board as follows:

Ayes: Betty Malloy Braget & Tillie Waldron
Nays: Jim Joseph, Phil Lalle, Bob Johnson, Pat Feist, Nan Stricklin and Sharon Haworth
Abstained: John Hocker

To approve the Green's amended motion of July 10, 1993 on cart sheds: Effective of March 1, 1994, cart sheds will be only rented to LLCC property owners who have purchased an annual golf membership, paid trail fees, and are using for the storage of three or four wheeled motorized riding golf cart.

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

Nays: Phil Lalle, Bob Johnson, Nan Stricklin

To approve the Green's amended motion of July 10, 1993 on cart sheds as follows: Effective March 1, 1994, cart sheds will only be rented to LLCC property owners who have purchased an annual golf membership, paid trail fees, and are using for the storage of three or four wheeled motorized riding golf cart and related golf equipment.

Consent Agenda Item 3. Financial Advisory Committee.
Scott noted the need to check the structure of the committee and see what seat is open. Scott read a list of the members.
November 9, 1991:

Member	Term	Expires
Treasurer		
Phil Lalle	2 years	May 1, 1994
Dick Sirokman	3 years	May 1, 1995
Betty Malloy Braget	4 years	May 1, 1996
Jerry Soehnlén	5 years	May 1, 1997

Dick Sirokman replaced Phil Lalle as Chair-person Mar 21, 1992 after Phil resigned. Dick Lombard filled the vacancy.

June 20, 1992 the Board of Trustees approved the appointment of Nan Stricklin to the Financial Advisory Committee for 5 years.

RECAP THE FINANCIAL ADVISORY COMMITTEE:

July 1993:

Member	Term	Expires
Treasurer-Jim Joseph		May 1, 1994
Dick Lombard	2 years	May 1, 1994
Dick Sirokman	3 years	May 1, 1995
Betty Malloy Braget	4 years	May 1, 1996

Jerry Soehnlief 5 years May 1, 1997
Nan Stricklin 5 years May 1, 1997

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

Nays: Jim Joseph, Phil Lalle

To increase the membership by a sixth member on the Financial Advisory Committee to expire by May 1, 1998.

Scott appoints Betty Malloy Braget as the sixth member on the Financial Advisory Committee.

EXECUTIVE COMMITTEE:

A. Architectural Field Representative: Scott read the letter Russ Myers sent. Russ needs a temporary replacement when he leaves. The Architectural Committee will bring recommendations for the temporary representative to the next Executive meeting.

OLD BUSINESS:

A. Septic System -
John Hocker related that we had received the Permit for the Septic System. The bids and specs were mailed out Thursday to seven contractors. They have ten days to submit a bid but were phoned and asked to submit earlier. The bidders are required to submit cost, starting date and their completion date, which will be factors in the awarding of the bid.

Scott would like to commend John Hocker on the fine job he has done.

B. Ballfield -
Scott read the letter from Rob Wilson-Hoss of July 9, 1993 regarding the ballfield. Dan Robinson, Betty Malloy Braget, Jim Joseph and Al Wilson will convene at 9:30 a.m. on Monday to review all the correspondence and documentation. Scott would like to meet with the group later in the month. A telephone pole will be taken by the board if a motion is to be presented. If a decision is unavailable a letter will be written to respond to Rob by the end of July.

Jim Joseph noted that the trailer has been removed and the lot cleaned up on Div 4/lot 91 owned by Lake Limerick.

C. Olde Lyme Park -
Tillie would like to know the status of purchasing playground equipment for the park. It was suggested to contact Lumbermen's and Bayview for donations on the equipment. Also the liability issue needs to be checked. There will be another clean up day at the park tomorrow at 10:00 a.m.

Fuel Tank Replacement: Bob Johnson updated the status of the tanks. At the next meeting there will be some concrete figures on the project.

NEW BUSINESS: None

COMMENTS FROM MEMBERSHIP: None

Tillie wanted to know if employee members could use the parks and beaches. It was reiterated they are "Social Members" and the only privilege is the Restaurant and Lounge.

CORRESPONDENCE: None

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

To adjourn the meeting at 10:40 a.m.

Respectfully submitted,
Sharon Haworth, Secretary