

**AGENDA**  
**BOARD OF TRUSTEES - L.L.C.C.**  
**OCTOBER 16, 1993**  
**9:00 A.M.**

1. ROLL CALL
2. APPROVAL OF MINUTES - September 18, 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. GREENS BUDGET - FEES
  2. LONG RANGE - PERMITS
  3. LAKE DAM - ANDRIA DOCA
  - 4.
  - 5.
  - 6.
5. EXECUTIVE COMMITTEE:
  - A. ADDITIONS TO PERSONNEL POLICY
  - B.
  - C.
  - D.
6. OLD BUSINESS:
  - A. BALLFIELD - ADVISORY BALLOT
  - B. FUEL TANKS
  - C. COMMITTEE MINUTES
7. NEW BUSINESS:
  - A.
  - B.
  - C.
8. COMMENTS FROM MEMBERSHIP
9. CORRESPONDENCE
10. ADJOURN
11. EXECUTIVE SESSION BY BOARD OF TRUSTEES - PERSONNEL

**LAKE LIMERICK COUNTRY CLUB, INC.  
E. 790 ST. ANDREWS DRIVE  
SHELTON, WA 98584  
(206) 426-3581  
FAX (206) 426-8922**

**BOARD OF TRUSTEES  
MINUTES OF  
OCTOBER 16, 1993**

LAKE LIMERICK COUNTRY CLUB, INC.  
BOARD OF TRUSTEES  
OCTOBER 16, 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, Nan Stricklin, Al Wilson, and Talitha Waldron. Phil Lalle was excused.

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

Opposed: Tr. Nan Stricklin and Tr. Sharon Haworth  
Abstained: Tr. Jim Joseph

To approve the Minutes of September 18, 1993 as amended, the September 18, 1993 tape will be reviewed by 3 board members, with the minutes corrected accordingly.

The three members to review the tape are: Scott, Pat, and Tillie. The item to be reviewed is regarding the discussion on a point from the general membership.

FINANCIAL REPORT: Jim Joseph

Jim handed out the Financial Year End Reports for 1993. The projected Federal Income Taxes for 93-94 are \$18,000.00 which are checked quarterly by the accountant. He reviewed each department in the September 93 financial statement. The accrued assessment billing format will be discussed with the accountant.

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

To approve the Consent Agenda of October 16, 1993 as amended.

Consent Agenda Item 3. Lake/Dam Committee.

Carolyn Soehnlein reviewed the accomplishments and goals of the committee for the year. Next week Scott Carey, Maintenance Committee Chair-person, Steve Morley, Maintenance Supervisor, and Carolyn, will meet on various items.

Consent Agenda Item 2. Long Range Planning Committee.

Scott read the Mason County Dept. of General Services - "Work Exempt from Building Permits".

There was a discussion on the flooring of the ADA bathroom.

Consent Agenda Item 1. Golf Course Fees.

The response by the golf budget committee for reconsiderations on the fees was recapped by Scott, Betty Dean, and Marian Nolan. The golf budget committee passed out the following work sheets:

Golf 1993-

(1) Annuals comparison sheet of Cushman, Bayshore and LLCC.  
 (2) Golf annual fees for singles, couples, and family.  
 Dick Lombard reviewed the August Consent Agenda that approved the singles only, fee structure. The various options were discussed by the Board and members present.

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

Opposed: John Hocker, Pat Feist, Bob Johnson, Al Wilson

To accept the green's committee recommendation of August to have a singles only membership.

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

To offer a junior annual golf membership for \$100.00, the term "junior" is defined in the existing greens committee rules.

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

To offer a single annual golf membership for \$200.00.

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

Opposed: John Hocker

Weekend golf play be by tee time's only.

This is effective as of the first of March, 1994.

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

To approve the recommendation of the Golf Sub Committee 1994 dailies, and public single annual for the following:

|           | <u>Weekdays</u> |          | <u>Weekends &amp; Holidays</u> |          |
|-----------|-----------------|----------|--------------------------------|----------|
|           | 9 Holes         | 18 Holes | 9 Holes                        | 18 Holes |
| LLCC      | \$7.00          | \$10.00  | \$9.00                         | \$14.00  |
| Lot Owner |                 |          |                                |          |
| Public    | \$10.00         | \$14.00  | \$13.00                        | \$18.00  |

Annuals

Public \$450.00  
 Singles only

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

To approve the recommendation of the Golf Sub Committee 1994 for cart shed rentals, and trail fees for the following:

Cart Shed rentals shall be \$180.00(gas) and \$204.00(electric)/year.  
Trail fees shall be \$35.00/year.

Daily trail fees for private power carts shall be \$5.00/day

Recess

EXECUTIVE COMMITTEE RECOMMENDATIONS:

A. Additions to Personnel Policy Section IV.

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

To adopt provisions to the Employee Policy as recommended by the Executive committee.

OLD BUSINESS:

A. BALLFIELD - None

B. FUEL TANKS - Bob Johnson

Bob informed the board that Jerry Soehnlein had sent out proposals for the fuel tank removal, and had not received any response. The LLCC maintenance employees will do the work. After the concrete tanks are removed, a certified soil tester will do the testing. The project should be completed by the first of next year. Bob anticipates the capital project will be under budget.

C. COMMITTEE MINUTES

Scott read the letter he sent to the committee chairpersons, dated 9/16/93, asking if there is an objection for members to see committee minutes before they have been approved at the next committee meeting.

The response is as follows:

Inn- only after approved.

Long Range Planning- only after approved.

Financial- no objection.

Water- no objection.

Greens- no response.

Evelyn Springer went to the library to research the question. It was her understanding, minutes are not public until they have been approved. John Hocker will also check his sources.

CORRESPONDENCE:

Sharon read a letter from John Bond thanking the club for the Newsletter, operations, and improvements.

COMMENTS FROM MEMBERSHIP: None

EXECUTIVE SESSION BOARD OF TRUSTEES:

The room was cleared and the Board went into Executive Session at 1:05 p.m. to 1:10 p.m.

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

To adjourn the meeting at 1:10 p.m.

Respectfully submitted,  
Sharon Haworth, Secretary

# GOLF 1993 ANNUALS

|               | MEMBER            |                   |                                  | Public            |                   |                   |
|---------------|-------------------|-------------------|----------------------------------|-------------------|-------------------|-------------------|
|               | Single            | couple            | FAM                              | Single            | couple            | FAM               |
| CUSHMAN       | 260 <sup>00</sup> | 400 <sup>00</sup> |                                  | 350 <sup>00</sup> | 475 <sup>00</sup> | 575 <sup>00</sup> |
| BAYSHORE      | 551 <sup>62</sup> | 655 <sup>17</sup> | (250 <sup>00</sup> one time fee) |                   |                   |                   |
| Lake Limerick | 228 <sup>00</sup> | 310 <sup>00</sup> | 363 <sup>00</sup>                | 446 <sup>00</sup> | 557 <sup>00</sup> | 676 <sup>00</sup> |

## 18 hole

|               | WEEKDAY          | WEEKEND          |
|---------------|------------------|------------------|
| CUSHMAN       | 13.00            | 16.00            |
| Bay Shore     | 15.00            | 16.00            |
| Lake Limerick | 12 <sup>00</sup> | 16 <sup>00</sup> |

## 9 hole

|               |      |       |
|---------------|------|-------|
| CUSHMAN       | 9.00 | 12.00 |
| Bay Shore     | 9.00 | 10.00 |
| Lake Limerick | 8.00 | 12.00 |

GOLF ANNUALS

now

#228<sup>00</sup>    #310<sup>00</sup>    #363<sup>00</sup>    #446<sup>00</sup>    #557<sup>00</sup>    #676<sup>00</sup>

L.L. MEMBER

Public

SINGLE

COUPLE

FAMILY

SINGLE

COUPLE

FAMILY

6/25/93

#240<sup>00</sup>

#400<sup>00</sup>

#450<sup>00</sup>

#465<sup>00</sup>

#585<sup>00</sup>

#700<sup>00</sup>

8/25/93

#175<sup>00</sup>

#300<sup>00</sup>

9/27/93

#200<sup>00</sup>

#350<sup>00</sup>

#450<sup>00</sup>

#450<sup>00</sup>

#600<sup>00</sup>

#700<sup>00</sup>

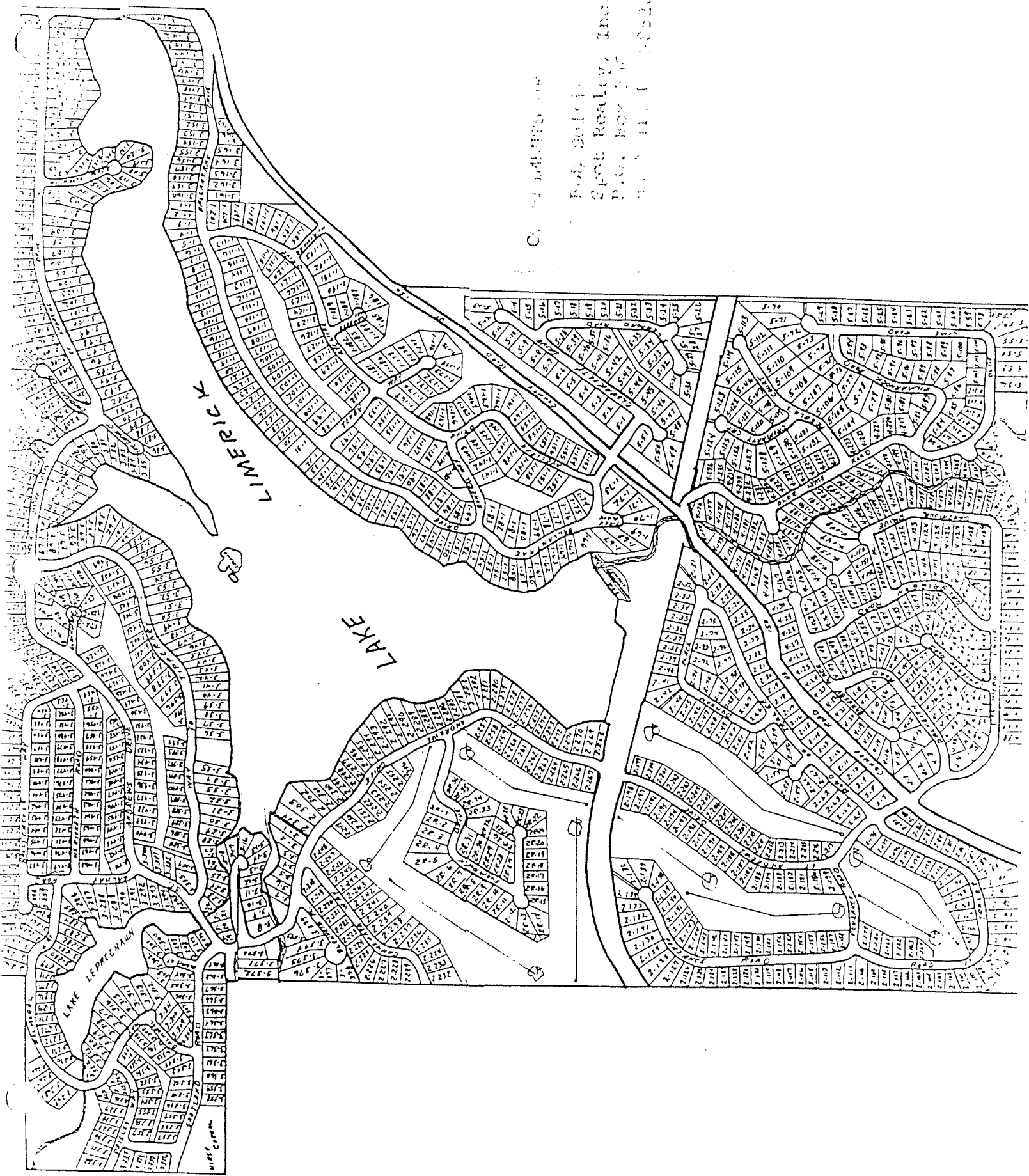


# LAKE LIMERICK COUNTRY CLUB

## PROPOSED RECREATION FIELD

### UPDATE PACKET CONTENTS

- 1 LOCATION MAPS.
2. FIELD SIZE COMPARISONS
3. SUMMARY OF ACTIONS TO DATE
4. RECREATION FIELD PROPOSAL
- 5 PLAN FOR EVALUATION, DECISION, AND DEVELOPMENT
- 6 ANTICIPATED COSTS OF DEVELOPMENT AND MAINTENANCE
- 7 ADVISORY BALLOT



PLAT NO. 11-1-10221  
E. C. O'NEILL, INC.  
1000 BOSTON ST.  
DUBLIN, OHIO 43017

GREEN BELT

ACCESS FROM HWY

RAMPS DOWN

261'

EMBANKMENT

EMBANKMENT

22.5'

PROPOSED BALLFIELD

1.89 ACRES TOTAL  
1.80 ACRES USABLE

APPROX LIMIT OF USABLE AREA

R10'

2741

3041

LAKE LIMERICK  
COUNTRY CLUB

PROPOSED BALLFIELD  
ADJ. TO DIV. 4

JULY 17, 1993

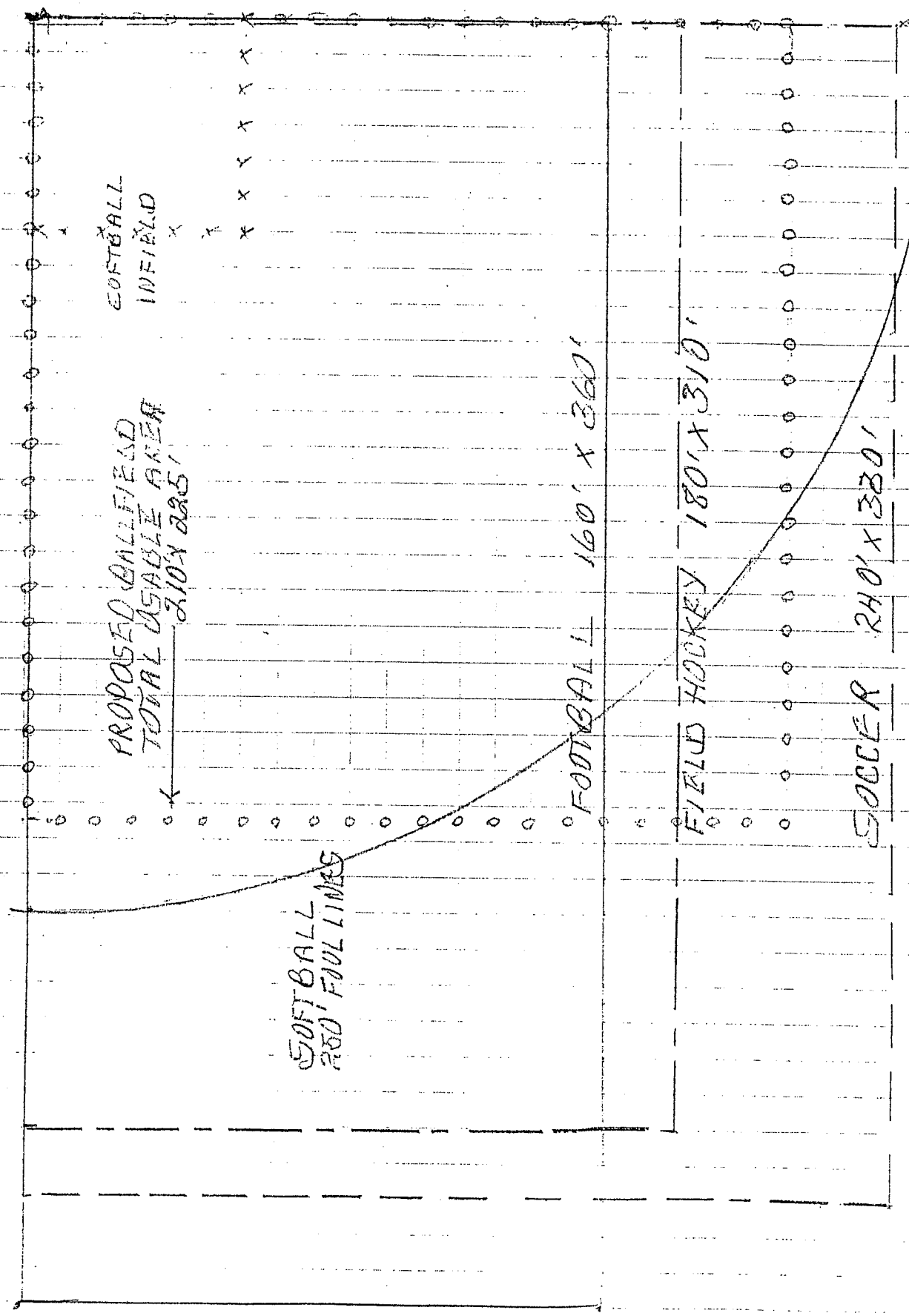
ACREAGE AS SURVEYED  
BY R.D. LOVITT  
SEPT 1992



2741

LAKE LIMBERCA COUNTRY CLUB  
PLAYING FIELD SIZE COMPARISONS

JUL, 1983



NOTE: FIELD SIZES ARE NET PLAYING AREAS. SIDELINE & SPECTATOR AREAS

## LAKE LIMERICK COUNTRY CLUB

### PROPOSED RECREATION FIELD

#### SUMMARY OF ACTIONS TO DATE

1. The concept of the field was advanced by Rob. Wilson-Hoss in 1989 and formally offered by him, under certain conditions, to Lake Limerick in that same year.
2. A proposed contract defining the "certain conditions" was presented to Lake Limerick in September, 1992.
3. In June, 1993, the Lake Limerick Board of Trustees appointed a committee to evaluate the proposal and decided in September, 1993 to present this status and advisory ballot at this meeting.

#### SUMMARY OF RECREATION FIELD PROPOSAL

Rob Wilson-Hoss, owner of a tract of land adjacent to Lake Limerick Division 4, has offered to deed a portion of that tract to Lake Limerick for use as a recreation field. The property offered is slightly less than two acres and adjoins Division 4 (Lots 97, 98, and 99) on the north and Kenny Franks' property on the east. During the period since the property was first offered, Lake Limerick has spent some \$4,700 on filling, leveling, and surveying the parcel.

Although a contract defining the conditions of the gift has not been negotiated, it could be expected to include the following:

1. The tract would be deeded to Lake Limerick without purchase cost.
2. Lake Limerick would be required to develop the tract as a playfield within a two year period of receiving the deed.
3. Lake Limerick would be required to continuously maintain the tract as a playfield, else it would revert, along with any improvements, to Mr. Wilson-Hoss.

## SUMMARY OF RECREATION FIELD PROPOSAL (CONT.)

4. Lake Limerick would be required to install a fence and appropriate signs to separate the playfield from Mr. Wilson-Hoss' property.
5. Use of the field would be limited to playground type activity, and no competitive play with non-members would be permitted.
6. Lake Limerick would be required to comply with any applicable "Governmental Regulations" pertaining to such facilities. It is unclear what cost this provision would carry.
7. Although Mr. Wilson-Hoss would grant an easement across his current driveway lot for access to the playfield, other arrangements for parking and access would eventually have to be made.

In addition to the anticipated contract requirements as outlined above, the following requirements have become apparent during the Committee evaluation:

1. For the field to be usable as a playfield, it would need to be leveled, drainage provided for, sand and topsoil provided as a base for turf, and grass planted and maintained.
2. To maintain the turf, a sprinkling system would need to be installed suitable for irrigation at night while the field is not being used.
3. To provide water for irrigation, a water well would be required, along with underground electrical service and suitable pumping equipment.
4. Parking would be provided by clearing, grading, and gravelling some portion of lots 100 and 101 (presently Club-owned), and clearing and gravelling a foot path along the greenbelt from the parking to the playfield. Additionally, privacy fencing between lots 100 and the adjoining residential lot, as well as along the footpath would be required.
5. Portable toilets would be required.
6. Lake Limerick Maintenance would be required to maintain the playfield including twice-weekly mowing, monitoring of water well and irrigation system operation, and maintenance of the field appearance.
7. Extension of Country Club insurance to this facility would be required.
8. Security and animal control measures will need to be addressed.

LAKE LIMERICK COUNTRY CLUB  
PROPOSED RECREATION FIELD

PLAN FOR EVALUATION, DECISION, AND DEVELOPMENT

1. The advisory ballot and comments received from the October 30th meeting will assist in determining future action.
2. If the Board of Trustees decides to proceed, the contract with Wilson-Hoss defining the conditions of property transfer will be negotiated (using the services of independent counsel to represent Lake Limerick), and signed contingent on membership approval of the acquisition in April, 1994.
3. The development plan and schedule will be refined based on specific provisions of the negotiated contract and input from Lake Limerick members. The estimated costs of development and maintenance will also be refined.
- + 4. The proposal including the contingent contract, cost estimates, and schedule plan for development will be submitted to the membership for a decision in April, 1994.
5. In the event the membership elects to proceed with acquisition of the field, anticipated 1994 development actions would include:
  - a. Obtaining necessary permits, grading, drainage, installation of sprinkler system, sand, topsoil, and planting grass.
  - b. Installation of the water well and associated electrical power and water pumping equipment.
  - c. Installation of rail fencing and security gate across present ramp access.
  - d. Portable toilets.
6. 1995 development activities would include installation of parking areas and privacy fencing.

# LAKE LIMERICK COUNTRY CLUB

## PROPOSED RECREATION FIELD

### SUMMARY OF ESTIMATED COSTS

The following costs are preliminary estimates provided, in part, by prospective contractors, and are subject to revision as development plans are refined.

1. Rail fencing on west side of field \$1,200
2. <sup>Culvert</sup> Drainage, grading, permits <sup>EPA?? DRAINAGE?</sup>  
<sub>Fill & TOPSOIL</sub> \_\_\_\_\_
3. Sprinkler system
4. <sup>permits</sup> Water well, electrical power, pump(s) <sup>permits</sup> D.R.
5. Security fence and gate at ramp
6. <sup>see Budget</sup> Portable toilets <sup>(Permitment later?)</sup> <sup>Health Dept. permit</sup> Betty ...
7. Compliance with Government regulations <sup>Research for reavailability</sup>
8. Insurance DR
9. Security DR
10. Privacy signs DR
11. Clearing, grading, gravelling lots 100, 101 <sup>all w. will contract Jim Matt</sup>
12. Clearing, gravelling footpath to field <sup>all w. will contract Jim Matt</sup>
13. Maintenance (Mowing, cleanup, etc.) <sup>Annual Budget</sup>

Security lighting  
fertilizer  
Annual Maint cost

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Est. Annual Cost



OCTOBER 30, 1993

LAKE LIMERICK COUNTRY CLUB

PROPOSED RECREATION FIELD

ADVISORY BALLOT

(The results of this advisory ballot along with opinions expressed by the membership will be used by the Recreation Field Committee and the Board of Trustees of Lake Limerick Country Club to assist in the determination of further action.)

ADVISORY BALLOT ISSUE:

SHOULD LAKE LIMERICK COUNTRY CLUB PROCEED WITH THE ACCEPTANCE AND DEVELOPMENT EXPENSES ASSOCIATED WITH THE PROPOSED RECREATION FIELD?

YES \_\_\_\_\_

NO \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# MINUTES

## GREENS COMMITTEE

August 7, 1993

The meeting was called to order by Chairman Villa at 8:00 AM. The following members of the committee were present: Jim Ergen, Betty Ergen, Max Dean, Betty Dean, Barbara Benitz, Veronica Lombard, Dick Lombard, Bill Gregory, Carl Hooker, and Carl Nielsen. The following guest were present: Dennis Boelk, Wayne Sims, Ed Springer, Tillie Waldron, Bob Johnson, Bob Benitz, Jerry Fairbanks, Marion Nolan, Jack King, and Arne Olson.

It was moved and seconded that the minutes of July 10, 1993 be approved as presented.

Dick Lombard presented the financial report.

Bob Benitz inquired as to why the greens had been plugged. Dennis responded that the timing was due to the weather conditions this summer. The general consensus was that Dennis should decide when the greens should be plugged.

Carl Hooker asked where the water was coming from on the #6 fairway. Dennis responded that he believes a drain is broken in the area.

Dennis said he would like to cut three trees down on the #7 elevated tee-box to permit more light to reach the tee area. Dick Lombard moved, seconded by Max Dean, and carried as follows: Dennis should be able to use his discretion on the removal of trees.

Dick Lombard presented the ad-hoc committee's recommendation on the couples annual golf membership requirements. Max Dean moved, seconded by Veronica Lombard and carried as follows: There will only be a single annual golf membership fee and the amount of that fee will be determined by an ad-hoc committee appointed by the greens committee chairman.

Chairman Pete Villa appointed, Betty Dean, Jim Ergen, Jerry Fairbanks, Marion Nolan, Carl Nielsen, and Veronica Lombard to the ad-hoc committee to recommend the amount of the annual golf membership fee.

Chairman Villa appointed Carl Nielsen to the greens committee.

Carl Hooker asked the committee for direction on whether or not he should continue to investigate the possibility of converting the #6 hole to a par 3. After discussion the committee gave approval for Carl to draft his plans for the new design of a par 3 number 6 hole.

The committee will continue to work with the long range planning committee on plans for additional golf carts sheds.

Wayne Sims suggested that the ditch area on #7 fairway be filled with dirt.

Betty Dean reported that she feels many people are playing golf late in the evening and are not paying greens fees. Chairman Villa will check to see if the security officers can include this as part of their duties.

The meeting was adjourned at 9:16 am.