

AGENDA
BOARD OF TRUSTEES - L.L.C.C.
JULY 16, 1994 9:00 A.M.

1. ROLL CALL
2. APPROVAL OF MINUTES June 18, 1994
3. FINANCIAL REPORT John Hocker

4. CONSENT AGENDA:

ARCHITECTURAL COMMITTEE
BINGO/GAMING
COMMUNITY SUPPORT
ELECTION COMMITTEE
FINANCIAL ADVISORY
GREENS COMMITTEE
INN COMMITTEE
LAKE - DAM COMMITTEE
LONG RANGE PLANNING COMMITTEE
MAINTENANCE COMMITTEE
NOMINATING COMMITTEE
SECURITY COMMITTEE
WATER COMMITTEE
YOUTH (LLCC PARKS)

ITEMS FROM CONSENT AGENDA:

1. Greens Green belt discussion, No action until Aug BT
2. Lake/Dam Dan Robinson, Guest Ken Martig on Dam Repair
3. Lake/Dam Grant Application Update
4. Lake/Dam Dock - Dock Size & Length
5. Lake/Dam Dock - Repair & Replace
6. Inn Mark Hanson Resignation
- 7.
- 8.
- 9.

6. EXECUTIVE COMMITTEE:

- A. Minutes
- B.
- C.
- D.

7. OLD BUSINESS:

- A. If Ida Room Postpone Presentation
- B. New pro Shop Change Orders/Agreement RE: Olympic Food

8. NEW BUSINESS:

- A. Social memberships - Increase of Cost, Sponsor
- B. Purchase Order Procedure
- C.

9. COMMENTS FROM MEMBERSHIP

10. CORRESPONDENCE

11. ADJOURN

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
JULY 16, 1994

*filed
8-1-94*

LAKE LIMERICK COUNTRY CLUB, INC.
BOARD OF TRUSTEES
JULY 16, 1994

The meeting was called to order by President Betty Malloy Braget at 9:00 a.m. Trustees attending: Scott Carey, Bob Johnson, Talitha Waldron, John Hocker, Helen Henning, Dan Robinson, Shirley Reichner, Pat Feist, and Sharon Haworth. Ted Mason was excused.

ROLL CALL:

FINANCIAL REPORT:

Treasurer John Hocker passed out the Brief Financials Reports and reviewed them.

The board and members discussed the Septic, and ADA expenditures. The next board meeting will have actual breakdowns for Septic, Pro Shop and ADA costs.

Motion made by Tr. Pat Feist, seconded by Tr. Sharon Haworth and failed by the board as follows: Roll Call Vote-

Ayes: Scott Carey, Pat Feist, Sharon Haworth, Bob Johnson

Nays: Helen Henning, John Hocker, Dan Robinson, Tillie Waldron, Shirley Reichner

That an ad hock committee be appointed to perform an independent reconciliation of expenditures, three projects (i.e. Septic System, Pro Shop, and ADA) to be presented to the board of trustees at the next board meeting. I further move that this committee be formed and chaired by the chairman of the financial advisory committee, Mr. Dick Sirokman. (No one from the board of trustees or executive board will be part of the committee.)

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

That Don Gardner, the club accountant, will make a reconciliation of the assessments and expenses of the SAP (Septic, ADA, and Pro Shop) and the club pay for this.

Recess 9:40 am to 10:00 am

APPROVAL OF MINUTES:

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

To approve the board of trustees minutes of June 18, 1994 as corrected - page 1. Motion regarding the fine

to be suspended for Ms. Chausee, Tr. Tillie Waldron voted Nay.

Consent Agenda Item 2. Lake/Dam - Ken Martig on Dam Repair
Carolyn Soehnlein introduced the guest speaker Ken Martig who reported on the valve replacement. This is the second time the valve has failed. The valve must be flexed every year to make sure it works. He recapped the purpose of the valve which is allowing the lake to be drained in case of emergency, or if there is a draught to maintain the flow of water for the down stream fish habitat. Dam Safety mandates the valve be fixed this year. The proposal presented is for a new type of valve.

PERMITS:

Mason County

Exemption from Substantial Development Permit	\$25.00
SEPA Checklist	\$125.00
DOE Dam Safety Construction permit Application	\$500.00
Fish & Wildlife Hydraulics permit	no fee

CONSTRUCTION OPTIONS:

1. Valve Only \$25,000 TO \$30,000
2. Exit Pipe Only \$15,000 to \$20,000
3. Liner Only \$30,000 to \$35,000
4. Valve & Exit Pipe Only \$35,000 Recommended Budget \$45,000
5. Valve, Exit Pipe & Liner \$55,000 Recommended Budget \$70,000

The above costs are estimates with the information available. The cost would increase considerably if the project were to be completed in phases.

Motion was made by Tr. Dan Robinson, seconded by Tr. Tillie Waldron and carried by the board as follows:

The Board authorizes the expenditure up to \$650.00 for permits to support repair of the dam.

Motion was made by Tr. Scott Carey, seconded by Tr. Tillie Waldron and carried by the board as follows:

The Board requests, by next Saturday, that the Financial Advisory Committee explore ways to obtain the financing for the Valve Project. The Board recommends the project with a budget of \$70,000.00, plus financing expenses, be accomplished as a single, integrated program.

President Betty Malloy Braget will be advising Dick Sirokman, Chairperson of the Financial Advisory Committee, of the Board's request.

Consent Agenda Item 1. Green's - Greenbelt

Kirk Osborne distributed a petition by residents living on Penzance Rd, to be allowed to improve and develop a cart access to the golf course. The petition is informational only at this time. The Green's Committee is taking this under advisement, the

Architectural Committee will reach a decision at the August meeting, the Board of Trustees will make the final determination.

Consent Agenda Item 4. Dock - Dock Size & Length

Tr. Dan Robinson discussed the permit application to seek a waiver of Architectural Guidelines for a dock extension of 10' making a total of 40', due to shallow water that exists on Ballantrae. This application went through the Architectural Committee and then was submitted to the Lake/Dam committee. Dan disapproved the application and read his reasons. A petition was presented to the board by six members who have low water levels at the end of their boat docks.

The problems and solutions were deliberated at length by the board and members.

Motion was made by Tr. Shirley Reichner, seconded by Tr. Helen Henning and carried by the board as follows:

Nays: John Hocker

The request for docks of 30' or over, to a maximum of 40', be handled on an individual bases.

Recess: 12:00 to 12:10

Consent Agenda Item 3. Lake/Dam - Grant Application Update

Maribeth Gibbons has completed the application for the grant. Mason County is the actual sponsor and must administer the contract. A fee will be paid to Mason County for their services. Grants are awarded in November, and we will find out if we are successful. A weed survey of the lake needs to be done. The volume of water survey has been suggested. The FDS inspections may have information that will be useful.

Consent Agenda Item 4. Dock - Repair & Replace

The executive committee will be looking at expenditures for LLCC dock repairs and replacements.

A meeting on Lake/Dam docks will be held on July 25, 1994 at 6:30 p.m. They will be suggesting work parties to build the docks.

Consent Agenda Item 6. Inn - Mark Hanson Resignation

The Inn Manager Mark Hanson has submitted his resignation as of July 30, 1994. The executive board is not actively seeking an Inn Manager at this time, but are looking at other alternatives.

EXECUTIVE COMMITTEE:

A. The Executive Minutes were distributed to all Board Members.

OLD BUSINESS:

A. If Ida Room - Postpone presentation

B. New Pro Shop - Change Orders/Agreement re: Olympic Food

The contract has been completed except for a couple of items.

NEW BUSINESS:

A. Social memberships - Increase Cost, Sponsor

This will be addressed at the next Executive meeting.

B. Purchase Order Procedure - A procedure will be initiated with better control.

Budget - Capital Improvements and the tax status.

COMMENTS FROM MEMBERS: None

CORRESPONDENCE:

Shirley Reichner read a thank you letter from Lillian Williams.

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

To adjourn the meeting at 1:30 p.m.

Respectfully submitted,
Shirley Reichner, Secretary

Preliminary Minutes, not approved by the Board of Trustees. For review only.

LAKE LIMERICK COUNTRY CLUB, INC.
E. 790 ST. ANDREWS DRIVE
SHELTON, WA 98584
(206) 426-3581
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EXECUTIVE COMMITTEE
BOARD OF TRUSTEES
MINUTES OF
JULY 25, 1994

*filed
8-1-94*

LAKE LIMERICK COUNTRY CLUB, INC.
EXECUTIVE COMMITTEE
BOARD OF TRUSTEES
JULY 25, 1994

The meeting was called to order by President Betty Malloy Braget at 6:08 p.m. Trustees attending: John Hocker, Dan Robinson, Shirley Reichner, Jerry Soehnlein, and Kirk Osborne.
Guests present were: Tillie Waldron, Ted Mason and Bob King.

Kirk presented the contract between Lake Limerick and the contractor for the removal of the old pro shop. John asked the insertion of the fact that Lake Limerick would not be held responsible for licenses and insurance in their performance of the removal and would be held harmless and indemnify, also the word construction be changed to demolition. Dan moved we approve subject to changes, seconded by Jerry, All in favor.

Jerry proposed the executive board have a closed meeting with parties involved in a dispute at the Architectural meeting.

Betty reported the purchase order books have been ordered. Each department will be issued a book, which are numbered. A draft is being drawn up as to the procedures. Jerry suggested that verbal approval be sufficient in cases of emergency. All agreed. Jerry wanted it noted that it was the concurrence of the Executive Committee to adopt the purchase order requirement.

Bob King reported he had talked to three suppliers as to the cost to build (replace) four docks. It was noted some material was on hand, which will be used. Jerry volunteered to build one dock and get all the necessary help.

Betty reported the possible purchase of refurbished time clocks, approximate cost of \$200.00 each. Two would be required.

Betty also reported that possible ways to cut down costs in the restaurant are being studied. Mark is running an ad for a line cook. A "going away" party will be held Saturday, July 30th after the Poker Run for Mark and his family.

Betty reported a meeting was held with our accountant, Don Gardner as to the reconciliation of the assessments and expenditures for the SAP program. He felt all the figures were there and an audit wasn't necessary. He will send the board a letter to this fact and also stated if the board did insist upon an audit it would cost between \$2,000.00 and \$3,000.00.

Betty said an agenda would be made for the board meetings and would be followed, anyone who wants to add to the agenda must do so before the start of the meeting. Additional copies of the agenda will be available for those attending the meeting.

Jerry reported he is getting a unit price as to the cost to replace the entire dam.

Dan reported the application for a quote of Director's of insurance has not yet been completed.

Shirley moved the meeting be adjourned, seconded by Jerry.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,
Shirley Reichner, Secretary

Preliminary minutes, not approved by the Executive Board of Trustees. For review only.

MARTIG ENGINEERING
2116 Lakemoor Drive S.W.
Olympia, WA 98512
(206) 754-9687

July 14, 1994

Ms. Carolyn Soehnlein, Chair
Lake Limerick Country Club
E. 790 St. Andrews Drive
Shelton, WA 98584

Re: Lake Limerick Dam Drain Valve & Pipeline Repair;
DOE File No. MA14-130
Initial Program Scoping Report Summary

Dear Ms. Soehnlein:

This letter presents my initial findings:

PERMITS (Processing Period 3 to 4 weeks)

1. Mason County:

- a. Exemption from Substantial Development Permit...\$25.00
- b. SEPA Checklist.....~~\$125.00~~

2. DOE Dam Safety: Construction Permit Application...\$500.00

3. Fish & Wildlife: Hydraulics Permit.....no fee

*MASON COUNTY PLANNING
SEPA PROCESSING 100.00
OK - two checks - C.S.*

CONSTRUCTION OPTIONS

- 1. Valve Only.....\$25,000 to \$30,000
- 2. Exit Pipe Only.....\$15,000 to \$20,000
- 3. Liner Only.....\$30,000 to \$35,000

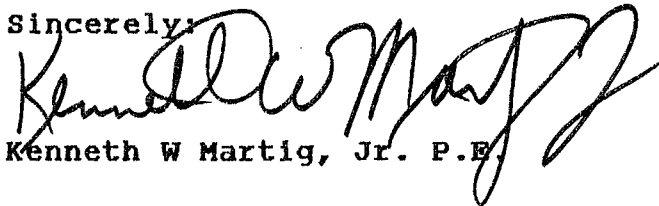
4. Valve & Exit Pipe Only....\$35,000 Recommended Budget..\$45,000

5. Valve, Exit Pipe & Liner..\$55,000 Recommended Budget..\$70,000

Please review these initial costs and advise me as to what refinements you need to select a Construction Program to be implemented this year. I feel that with proper precautions, construction can proceed thru October 1994. Any option, 1 thru 5 could be completed within this time frame.

It is a continuing pleasure to be of service, working with your Community.

Sincerely:


Kenneth W Martig, Jr. P.E.

A petition to:

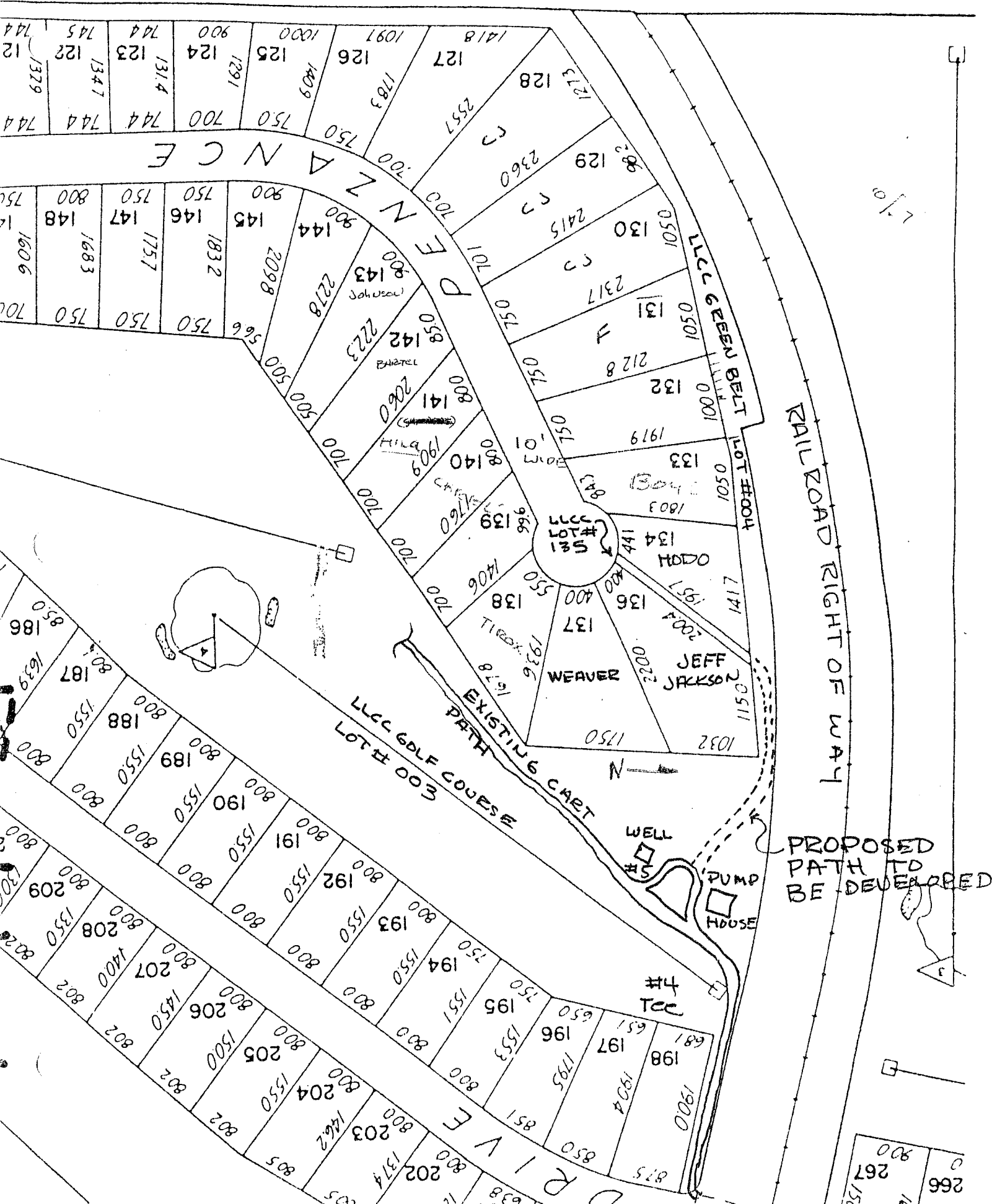
Lake Limerick Board of Trustees
Greens Committee
Architectural Committee

Reference Guidelines, page 13, para 28,29

The undersigned residences, living on Penzance Rd. would like to be allowed to improve and develop a cart access to the golf course. This can be accomplished via roadway lot No. 135, Div. 2, and greenbelt lot 004, Div. 2, paralleling the railroad right of way, then on to the golf course, lot No. 003, Div. 2, at the fourth tee.

Detail plan of the proposed path is on the following page.

Dick + Yvonne Osborne - E-251 Penzance Rd
Bill Boy & Lee Backus - E-451 Penzance Rd.
Chris + Esther Johnson - E-401 Penzance Rd
John + Arlene Carey - E-201 PENZANCE RD.
Beth Jean Christensen - E-291 Penzance Rd
Kent + Agnes Hadzall - E-360 Penzance Rd.
CHRIS J OSBORNE - LOT 118 PENZANCE RD
Kathy & Gary Bader ~~Unsubscribed~~ LOT 121 PENZANCE RD
Mark & Kelly Morelli LOT 120 PENZANCE RD
Peggy M. Jackson E 211 Penzance Rd
Robert L. Jackson " " "
Carol Springer E 180 Penzance Rd (Pg 1)
Linda Jackson E 181 Penzance Rd.



D F N Z A N C E

EXISTING CART PATH

RAILROAD RIGHT OF WAY

LLCC GREEN BELT LOT #1004

LLCC GOLF COURSE LOT # 003

#5 TOE

WELL #5

PUMP HOUSE

#7 TOE

PROPOSED PATH TO BE DEVELOPED

D R I V E

266
267
155

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GUIDELINES SPECIFIC TO GOLF COURSE LOTS AND GREENBELTS

17. Permanent access to the Mason County Road through greenbelts (for driveways, paths, etc.) is denied. (Board of Trustees, July 16, 1977)
26. Owners of lots adjoining the golf course may apply for a permit to clear brush and cut trees on golf course property. Approval shall balance the need for a view with the need to screen golfers from private property. (Board of Trustees, March 17, 1984)
28. Prior to any work done on golf course property, approval from the Greens Committee, and then the Architectural Committee is needed. (Board of Trustees, March 17, 1984)
29. Within greenbelts, no activity will be permitted without the specific approval of the Board of Trustees. Approval will be limited to proposals advancing the general interest of the development. (Board of Trustees, March 17, 1984)

PLEASE SIGN

Guest

7-16-94

Jane King

Last King

Carolyn Behler

Ferry Soehler

Dada Blowers

Dave Blowers

Wesley Yates

~~Wesley Yates~~

Thomas Buff

Larry Myers

Bond Myers

John Stricklin

~~not signing~~

Jed Blakum

Frank Felt

Russ Myers

Marilyn Feist

Eulyn Spruigt

Lisa R. Gray

Chris R. Chapman

Wally Hocker

Ruth Hocker

Marian Nolan

Marguerite J. Legg

Wesley C. Wale

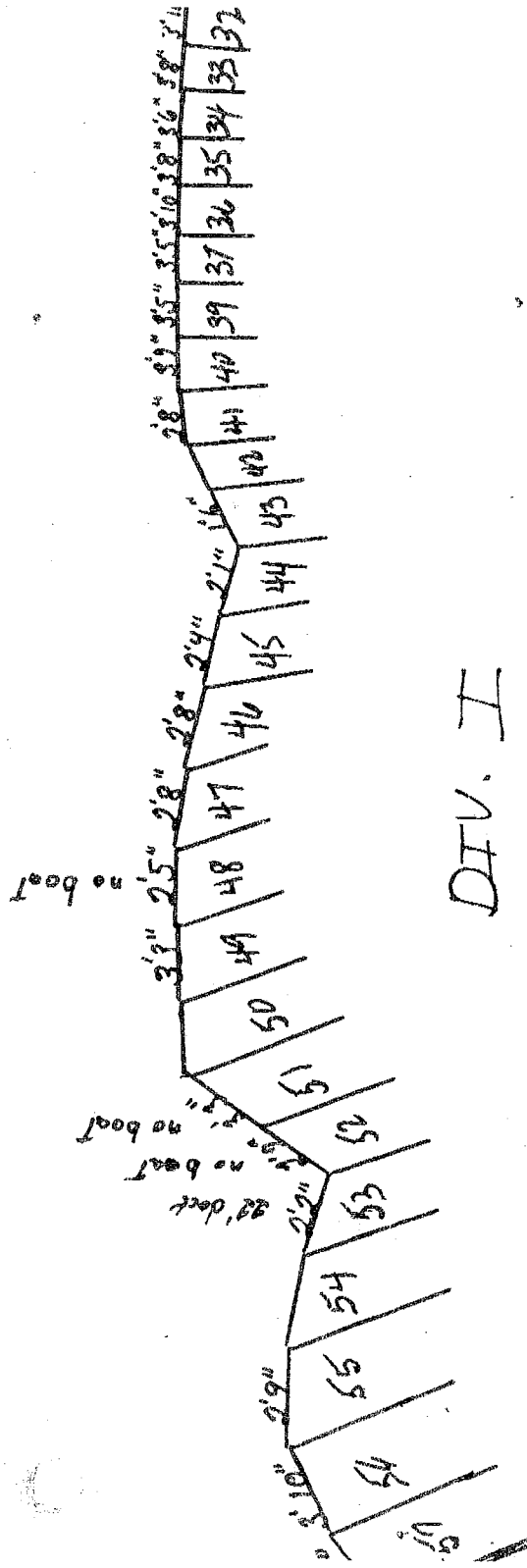
Tim W. Osborne

Steve Wood

Johann Mozher

Rosemary Wilson
Betty Dean

WATER DEPTHS AT ENO OF DOCKS



DIV. I

July 23, 1994

Lake Limerick Community Club

We are here as a group to request the Boards help in resolving a problem we all have in common.

The Problem:

As shown dimensionally on the attached dock sketches, we all have very low water levels at the end of our boat docks.

A.) Because of the low water level we are experiencing damage to our boat hulls, the propulsion systems, and our docks (due to the wave action and the boats hitting bottom and then rebounding onto the dock edge).

B.) Because of the low water level it is not possible to exit and return to our docks under power. This makes it extremely difficult and can cause further damage to our boats and docks.

C.) Because of the low water level guests arriving by boat also experience problems as mentioned in A. & B. above. This condition could cause legal problems for the community if our guests should damage their boats in any way while docking at our properties. It will also deprive us, many times, the opportunity of having guests stop at our docks if they have the potential of damaging their boats.

D.) Four of us are on the Boat Patrol. The added delay it takes us to get our boats into action could be fatal should an emergency arise. It would also be embarrassing to us and to Lake Limerick if our residents were to damage their boats while trying to register them or discuss Lake Patrol subjects.

The Solution:

There appears to be three potential solutions to solving our low water problem:

A.) Exceptions should be made for residents located on the lake, within the water ski lanes, having less than 40" of water at 30 feet from shore, to extend their dock to a maximum of 40 feet from shore.

B.) Exceptions should be made for residents located on the lake, within the water ski lanes, having less than 40" of water at 30 feet from shore, to have Lake Limerick dredge out their beach area to provide at least 45" of water depth 30 feet from shore.

C.) Lake Limerick will raise the level of the lake to a sufficient level to provide all residents, located within the water ski lanes, 45" of water at a distance of 30 feet from shore.

NOTE: No action by the board will be deemed unexceptable.

- | | | |
|----|-------------------------------------|-------|
| 1. | Gary & Bona Ayers--Lot 47-Div. 1 | _____ |
| 2. | Dave & Linda Blowers--Lot 46-Div. 1 | _____ |
| 3. | Dorothy Patno--Lot 45-Div. 1 | _____ |
| 4. | Bill & Glenna Buff--Lot 44-Div. 1 | _____ |
| 5. | Henry & Barb Yates--Lot 43 Div. 1 | _____ |
| 6. | George Imlach--Lot 42 Div 1 | _____ |

LAKE LIMERICK COUNTRY CLUB, INC.
E. 790 ST. ANDREWS DRIVE
SHELTON, WA 98584
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EXECUTIVE COMMITTEE
BOARD OF TRUSTEES
MINUTES OF
JULY 9, 1994

LAKE LIMERICK COUNTRY CLUB, INC.
EXECUTIVE COMMITTEE
BOARD OF TRUSTEES
JULY 9, 1994

The meeting was called to order by President Betty Malloy Braget at 10:00 a.m. Trustees attending: John Hocker, Dan Robinson, Shirley Reichner, and Kirk Osborne.

Guests present were: Jeanine Olsen, Evelyn Springer, Sharon Haworth, Lauren Barrett, Tillie Waldron, and Adrian Bergland.

Betty stated she wanted more information as to insurance for Board Members.

Tillie reported there were lots of complaints in Division 4 as to clearing up property, cars, trailers, dogs, etc. Complaints will go the Architectural Committee before action is taken by the Board.

Betty reported our cook, Mark, has bought his own restaurant in Aberdeen and his last day will be July 29, 1994. The Board will plan a going away party. Bergie will bring up Mark's leaving and the hiring of a new cook at the Inn Committee Meeting, which will be brought back to the Board. He also stated the bar bills are being controlled. All charges must be signed and not to exceed \$100.00.

Lauren presented the budget for the Youth/Parks Committee. The labor and maintenance will be divided between Youth/Parks and Lake/Dam Committees as to their budget. It was suggested San-A-Cans be put on the golf course, and septic pumping be done in parks and the one on the golf course.

Betty stated she wants to explore attorney costs. Letters to the attorney should be okayed by the Board before sending. She also stated she was meeting with a member to discuss damage to his vehicle. It was suggested that "parking at your own risk" signs be put up at all parking areas.

Shirley asked about the \$500.00 toaster bought by Terry in the Pro Shop and also the grill being removed to be replaced by a cabinet. Betty is having a meeting with Olympic Foods to discuss all changes and problems at the Pro Shop. All equipment must be approved by the Board before purchasing if L.L.C.C. is to be responsible for payment.

Kirk reported he found a contractor that will tear down the old pro shop for the salvage. What maintenance and the inn don't want in the way of equipment will be sold. Shirley stated she will put an ad in the paper, at no cost, for anything left over. L.L.C.C. is responsible for all garbage. Approximately \$500.00. Once the agreement is made between the contractor and L.L.C.C. he can start. Approximate date September 1, 1994 and will take approximately 2 weeks.

Meeting adjourned at 12:50 p.m.
Respectfully submitted,
Shirley Reichner, Secretary

Preliminary minutes, not approved by the Executive Board of Trustees. For review only.