

AGENDA
BOARD OF TRUSTEES - LAKE LIMERICK COUNTRY CLUB, INC.
December 21, 1996 9:00 A.M.

- I. ROLL CALL Gary Ayers
- APPROVAL OF MINUTES: Gary Ayers
 Board of Trustees Minutes of November 16, 1996
- III. FINANCIAL REPORT Bill Buff
 A. 1995 - 1996 Audit, Final Report
- IV. CONSENT AGENDA (Committees)
- ARCHITECTURAL COMMITTEE LAKE/DAM COMMITTEE
- BINGO/GAMING COMMITTEE PLANNING COMMITTEE
- COMMUNITY SUPPORT COMMITTEE MAINTENANCE COMMITTEE
- ELECTION COMMITTEE NOMINATING COMMITTEE
- FINANCIAL ADVISORY COMMITTEE SECURITY COMMITTEE
- GREENS COMMITTEE WATER COMMITTEE
- INN COMMITTEE YOUTH/PARK COMMITTEE

(reminder: non-smoking meeting, we will break every hour)

ITEMS FROM CONSENT AGENDA:

- 1. Nominating Committee, Status Report.... Dan Robinson for Grace Nystrom
- 2. Lake/Dam Committee, Lake Management Financing Dan Robinson
- 3. Inn Committee, Service Contract Doyle Wilcox
- 4. Lake/Dam Committee, Dam/Valve Repair Jerry Soehnlein
- 5. Committee on Membership Conduct..... Betty Malloy-Braget
- 6. Inn Committee, Installation of Carpeting early January and Inn Closure
 Possibility..... Evelyn Springer
- 7. Water/Maintenance Committee, Financing Arrangements for Truck
 Replacement Kirk Osborne
- 8. Election Committee, Vee Gaffney, Chairperson Confirmation
- 9. Greens Committee, Greens Superintendent Replacement Scott Carey
- 10. Architectural Committee, Greenbelt Maintenance Plan..... Pat Feist
- 11. Architectural Committee, Complaints Regarding Unrestrained
 Dogs Gary Ayers

V. EXECUTIVE NONE

VI. OLD BUSINESS

- A. Delinquent Accounts, Legal aspect of publicizing delinquent owner's names
 in January Newsletter Article Doyle Wilcox

VII. NEW BUSINESS NONE

VIII. COMMENTS FROM MEMBERSHIP:

- IX. CORRESPONDENCE: Gary Ayers

X. ANNOUNCEMENTS: NONE

XI. MOTION TO CONVENE TO CLOSED SESSION:

(The Motion must State Specifically the purpose for the closed session and must be referenced in the minutes)

XII. CLOSED SESSION:

(The closed session may only include matters dealing with personnel matters; legal counsel or communication with legal counsel; and likely or pending litigation of an owner to the association.)

XIII. MOTION TO RECONVENE TO OPEN SESSION

XIV. MOTION TO ACCEPT ALL CLOSED SESSION MOTIONS:

(Motions or agreements made in closed session may not become effective unless the board, following the closed session, reconvenes in open meeting and votes in the open meeting on the closed session motions.)

XV. MOTION TO ADJOURN MEETING

LAKE LIMERICK COUNTRY CLUB, INC.

**E. 790 ST. ANDREWS DRIVE
SHELTON, WA 98584**

BOARD OF TRUSTEES

December 21, 1996

The meeting was called to order by President Dan Robinson at 9:00 a.m.

ROLL CALL: Gary Ayers

Trustees attending the meeting: Vice President Jerry Soehnlein, Secretary Gary Ayers, Trustee Esther Springer-Johannesen, Trustee Betty Malloy-Braget, Trustee Ted Mason Trustee Shirley Reichner, and Trustee Martha Fairbanks.

Treasurer Bill Buff, and Trustee Doyle Wilcox were excused. Trustee Pat Paradise was absent.

APPROVAL OF MINUTES:

Motion made by Tr. Ted Mason, seconded by Tr. Esther Springer Johannson and carried by the Board as follows:

To approve the minutes of the November 16, 1996 board meeting as written.

Motion made by Tr. Gary Ayers, seconded by Tr. Jerry Soehnlein and carried by the Board as follows:

To approve the minutes of the November 23, 1996 Semi-Annual Meeting as written.

FINANCIAL REPORT:

Treasurer Bill Buff was excused so President Dan Robinson commented on the financial for November 1996.

Motion made by Tr. Jerry Soehnlein, seconded by Tr. Ted Mason and carried by the Board as follows:

To approve the November 1996 financial report as presented.

Consent Agenda: Add Closed Session to discuss Greens Superintendent Application

Consent Agenda Item 1. Nominating Committee - Status Report

Chairperson Grace Nystom could not attend so President Dan Robinson reported there are no written commitments to run for the board of trustees or water committee at this time. The deadline is February 10, 1997. Everyone is encouraged to talk to members about the nominations.

Consent Agenda Item 2. Lake/Dam Committee, Lake Management Financing

President Dan Robinson reported on the application for a follow on Lake Grant which would be the same as the one just concluded. The Dept. of Ecology is still evaluating our application. The no interest loan has been accepted (maximum of \$125,000.00, we can borrow none or all of it, and have 5 years to use the money, and five years to pay it back) The Commissioners need a repayment commitment statement from the Board of Trustees. Tr. Betty Malloy Bragget thinks something of this magnitude should be taken to the membership a the vote.

Motion made by Tr. Jerry Soehnlein, seconded by Tr. Ted Mason and carried by the Board as follows: Nays: Betty Malloy Bragget

The Lake Limerick Board of Trustees herewith agrees to repay any funds borrowed through Mason County from the Washington State Water Pollution Control Revolving Fund, and such repayment will be in accordance with the provisions of the Loan Agreement.

Loan amounts approved by the Board would be a separate line item on the annual Budget submitted to the membership for approval.

Motion made by Tr. Betty Malloy Bragget, seconded by Tr. Martha Fairbanks and **defeated** by the Board as follows:

Nays: Vice President Jerry Soehnlein, Secretary Gary Ayers, Trustee Esther Springer-Johannesen, Trustee Shirley Reichner, and Trustee Ted Mason.

Ayes: Trustee Martha Fairbanks, and Betty Malloy Bragget.

The Washington State SRF Loan Agreement for repayment committed to by the Board of Trustees on 12-21-96 for \$125,000.00 maximum will be available for Lake Limerick "Lake Expenditures" only after approval by the LLCC membership ballot.

A summary of the loan agreement between Mason County and State Department of Ecology including the estimate of maximum 5 year weed control costs is attached.

Consent Agenda Items 3. -- Inn Committee, Service Contract

Tr. Doyle Wilcox is not feeling well and could not attend the meeting. He did say a fair amount of the issues have been resolved but have more to go.

Consent Agenda Item 4. Lake/Dam Committee -- Dam/Valve Repair

Tr. Jerry Soehnlein said they were having difficulty coordinating with a diver, but one will be hired at the beginning of the year. The Contractor will pay repair expenses except for the diver.

Consent Agenda Item 5. Committee on Membership Conduct

Tr. Betty Malloy Bragget noted she was developing a procedure for handling complaints. Tr. Jerry Soehnlein is investigating how other communities are handling complaints. He is meeting with Mason County Home Owner Association Executive Committee and will ask about their experiences.

Consent Agenda Item 6. Inn Committee -- Installation of Carpeting, Inn Closure Possibility

President Dan Robinson read the Inn Carpet Installation schedule to the board as follows: The Magpies have arranged with Bill Allison to obtain and install new carpeting throughout the Inn wherever carpeting now exists. Magpies have agreed to underwrite the cost of installation and the Club will cover the cost of pad and carpeting. (About \$4,000.00, installation is about \$2,200.00)

Mr. Allison indicates the following schedule of installation would be agreeable:

January 4 (Sat)	8 am to 3 PM	Restaurant & Lounge
January 5 (Sun)	8 am to 3 PM	Stairs, Hallway, Boardroom
January 11 (Sat.)	8 am to 3 PM	Office

Consent Agenda Item 7. Water Committee -- Financing Arrangements for Truck Replacement

Water Committee Treasurer Jerry Soehnlein reported on the loan from Water Reserves to the LLCC for the pickup truck.

Water Committee Loan to LLCC for "94" Pick up truck

CAPITAL IMPROVEMENTS BOT 7/29/96

Department	Budget 1996-1997
Maintenance	\$3,000.00
Lake/Dam	\$3,000.00
Youth Parks	\$3,000.00
Golf	\$4,000.00
Totals:	<u>\$13,000.00</u>

Water Committee Motion dated: 11/18/96

"The water department will allocate up to \$4,000.00 in proportion to the other departments for vehicle replacement, to be available in 1996."

Department	Budget 1996-1997	%	Actual Cost of pickup by Department
Maintenance	\$3,000.00	17.65%	\$ 2,197.66
Lake/Dam	\$3,000.00	17.65%	\$ 2,197.66
Youth Parks	\$3,000.00	17.65%	\$ 2,197.66
Golf	\$4,000.00	23.53%	\$ 2,930.21
Water 11/18/96	\$4,000.00	23.53%	\$ 2,930.21
Totals:	<u>\$17,000.00</u>	100.00%	<u>\$12,453.40</u>

Water Committee Motion dated: 12/16/96

"LLCC Water Department will loan Lake Limerick Country Club, Inc. the difference between the total truck cost and Water Department's share of the funds for the 1994 Chev. pickup.

The loan will be paid back in a reasonable length of time."

Cost of 1994 Chev Pickup C2500 = \$12,453.40

Paid from LLCC Water Dept. Reserves, Date: 12/16/96 Check No. 5

LLCC Water Comm. Loan

LLCC Reimbursed Water Committee

Date:	Check No.	Amount	Date:	Check No.	Amount:	Ba
12/16/96	5	\$ 12,453.40				
Water Comm. Share		\$ (2,930.21)				
		\$ 9,523.19				

Motion made by Tr. Jerry Soehnlein, seconded by Tr. Gary Ayers and carried by the Board as follows:

The Water Committee pickup truck loan be paid back by June of 1997 to the Water Reserves.

Consent Agenda Item 8. Election Committee -- Vee Gaffney, Chairperson Confirmation

Motion made by Tr. Betty Malloy Braget, seconded by Tr. Ted Mason and carried by the Board as follows:

The board approves the appointment of Vee Gaffney as chairperson of the Election Committee.

Consent Agenda Item 10. Architectural Committee--Greenbelt Maintenance Plan

Chairperson Pat Feist reviewed the history of the greenbelt plan. The Long Range Planning Committee asked the Architectural Committee to review what they had proposed for a plan. Since the greenbelts have not been addressed in thirty years the project is really too extensive for the Architectural Committee. He proposed that an outline of the plan of attack be presented at the Annual Meeting to generate interest from the members, especially with forestry experience etc. An article needs to be prepared for the March Newsletter. A Town Meeting could also be held to inform members with property adjacent to greenbelts. The Architectural Committee will appoint an Ad Hoc Committee organized by Pat Feist. Tr. Jerry Soehnlein and Ted Mason will volunteer.

EXECUTIVE COMMITTEE: None

OLD BUSINESS:

A. Delinquent Accounts, and the legal aspect of publicizing Owners names in the January Newsletter were discussed by the board. There is no legal problem except if we publish someone's name that is not delinquent at the time of publication. Tr. Doyle Wilcox recommended we don't publish the names. The board agrees the names should not be published, and would like Tr. Doyle Wilcox find out if we can legally turn off the water on delinquent accounts for LLCC.

Consent Agenda Item 11. Architectural Committee--Complaints Regarding Unrestrained Dogs

Tr. Gary Ayers distributed the Timberlake Community Club proposed Animal Control Regulation. Shorecrest has also passed a dog regulation. Gary suggested publishing an article for the Newsletter and put before the membership for an April vote. Gary will bring a proposed regulation t the next Board of Trustees Meeting.

NEW BUSINESS: None

COMMENTS FROM MEMBERSHIP: None

CORRESPONDENCE:

ANNOUNCEMENTS:

Tr. Martha Fairbanks will be gone Jan, Feb., and Mar. but will return for the February BOT meeting.

Motion made by Tr. Jerry Soehnlein, seconded by Tr. Ted Mason, and carried by the Board as follows:

To recess the meeting to a closed session to discuss a personnel matter.

Motion made by Tr. Gary Ayers, seconded by Tr. Ted Mason and carried by the Board as follows:

To reconvene to open session.

Motion made by Tr. Ted Mason, seconded by Tr. Martha Fairbanks, and carried by the Board as follows: Abstain: Tr. Betty Malloy Braget

To hire the Greens Superintendent, and pay his personal medical insurance. only.

ADJOURN:

Motion made by Tr. Shirley Reichner , seconded by Tr. Bill Buff, and carried by the Board as follows:

To adjourn the meeting at 12:45 p.m.

Respectfully submitted,

Gary Ayers, 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
(360) 426-8581
FAX (360) 426-8922**

To: Board of Trustees

December 21, 1996

Subject: Lake Management Loan / Grant Status

Lake Management Grant

Mason County applied for this grant in October. The grant would be under the same terms as the one recently completed. Ecology's decision should be made by the end of January, 97.

Lake Management Loan

Department of Ecology has been rather demanding concerning the work statement for the loan. In addition Ecology insisted that we revise the application statement to conform more closely with our anticipated weed control actions necessitated by Fish & Wildlife's decision to disallow the grass carp. This work, done by Water Environmental, required an increase in Water's contract by \$500. This has been completed in the last few days, and the contract package has been prepared for the Mason County Commissioner's review and signature on Monday, December 23.

The commissioners have again asked for a commitment by the Board of Trustees to repay the loan in accordance with the contract provisions. (In short, these provisions stipulate that if we borrow any of the funds through the County (up to \$125,000), we will be required to repay the borrowed amount, without interest, starting in February, 2003, and concluding not later than February, 2007.) I recommend the following motion be acted upon:

The Lake Limerick Board of Trustees herewith agrees to repay any funds borrowed through Mason County from the Washington State Water Pollution Control Revolving Fund, and such repayment will be in accordance with the provisions of the Loan Agreement.

*Motion
passed
12/21/96*



Daniel C. Robinson
President

Lake Limerick Country Club, Inc.

cc: Lake / Dam Committee

WASHINGTON STATE WATER POLLUTION CONTROL REVOLVING FUND
LOAN AGREEMENT
BETWEEN THE
STATE OF WASHINGTON DEPARTMENT OF ECOLOGY
AND
MASON COUNTY DEPARTMENT OF HEALTH SERVICES

THIS is a binding loan agreement entered into by and between the state of Washington, Department of Ecology, hereinafter referred to as the "DEPARTMENT" and Mason County Department of Health Services, hereinafter referred to as the "RECIPIENT." The purpose of this agreement, hereinafter referred to as the "Agreement or Loan" is to provide funds to the RECIPIENT to carry out the activities described herein.

GENERAL INFORMATION

Project Title: Lake Limerick Aquatic Weed Implementation Project

Loan Number: L9700 _____

RECIPIENT Name and Address: Mason County Department of Health Services
P.O. Box 1666
Shelton, Washington 98584

RECIPIENT Contact and Telephone Number: Mr. Wayne Clifford
(360) 427-9670 Ext. 581

RECIPIENT Federal ID Number: 91-6001354

DEPARTMENT Address: Water Quality Program
Washington State Department of Ecology
P.O. Box 47600
Olympia, WA 98504-7600

DEPARTMENT Project Manager and Telephone Number: Allen Moore
(360) 407-6563

DEPARTMENT Funding Source: Washington State Water Pollution Control Revolving Fund (SRF)

Total Project Cost \$278,000
Total Eligible Project Cost \$278,000
Loan Amount \$125,000

Subject to all of the terms, provisions, and conditions of this Agreement, and subject to the availability of federal and state funds, the DEPARTMENT will loan the sum of one hundred and twenty five thousand dollars (\$125,000), herein referred to as the Loan Amount, to the RECIPIENT. (The final loan amount may vary according to the terms herein, depending upon disbursements and accrued interest.)

Interest Rate: The interest rate shall be 0 percent per annum.

Term of Loan: The term of the loan shall be 5 years.

The effective date of this Agreement shall be the date this Agreement is signed by the DEPARTMENT's Water Quality Program Manager. Any work performed prior to the effective date of this Agreement without prior written authorization will be at the sole expense and risk of the RECIPIENT.

This Agreement shall remain in effect until the date of final repayment of this Loan, unless terminated earlier according to the provisions herein. Any changes, additions, and/or deletions in the Scope of Work shall require a formal amendment to this agreement.

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PART I. PROJECT DESCRIPTION

This project is continued implementation of a long-term integrated lake management plan on the Lake Limerick system. This Integrated Aquatic Plant Management Plan (IAPMP) for Lake Limerick fulfills requirements of an Aquatic Weed Management Fund (AWMF) Planning Grant awarded to Mason County/Lake Limerick Country Club by the DEPARTMENT for the 1995-96 period. The resultant Integrated Lake Management Plan uses a holistic approach to aquatic plant control encompassing both lake and watershed to maximize beneficial uses of the Lake Limerick system.

Key goals of the multi-year integrated program are to selectively eliminate populations of the state-designated noxious weed, Brazilian elodea (*Egeria densa*), from the lake, preserve beneficial uses, and reduce future management to a low-cost maintenance level.

Year One (not funded under this loan) of the integrated management program for Lake Limerick was successfully implemented in 1996. Major in-lake management involved phased applications over a ten week period of the systemic herbicide, SONAR, the first of an aggressive one-two punch targeting Brazilian elodea. Other Program components activated during 1996 included Waterbody Use Restrictions (irrigation), Public Outreach, Noxious Weed Prevention, Watershed Management, Program Monitoring/Effectiveness Evaluation, Implementation of Funding Plan and Program Management.

As a result of new issues and concerns raised by agency and private groups regarding proposed biological control in Year two of the Program, modification of certain elements of the original Plan were necessary. This action is entirely consistent with the dynamic nature of integrated aquatic plant management.

Two amended management options were developed based on carry-over effectiveness against Brazilian elodea of the lakewide SONAR treatment conducted in 1996. Final option choices will be made following a whole-lake aquatic plant survey performed in the spring of 1997. This may necessitate an amendment to this loan agreement. Both Year Two treatment options utilize physical, mechanical and possibly chemical control methods that were part of the original Plan, but used to a greater extent to compensate for recent removal of the biological (sterile grass carp implant) component.

Beyond Year Two, this project will include small-scale in-lake follow-up treatments with hand removal and bottom barriers to prevent regrowth of Brazilian elodea. The revised Lake Limerick Plan continues to recommend activation of all other lake and watershed management elements contained in the original Plan. Furthermore, the resulting Plan will continue to be dynamic and flexible, with check points (annual evaluations, Steering Committee meetings) set along the way to

Mason County Department of Health Services
 Lake Limerick Aquatic Weed Implementation Project
 Loan No. L9700

allow for any changes in course direction or control tactics. It is anticipated that with aggressive in-lake treatments against the noxious Egeria populations in the lake in the first two years, management efforts and costs should decline substantially to reasonable levels that can be sustained by the Lake Limerick Community.

PART II. PROJECT BUDGET

Elements	Total Project Cost	Total Eligible Project Cost	SRF Loan Amount
1 - Project Administration - Management	\$ 7,500	\$ 7,500	\$ 3,370
2 - Aquatic Macrophyte Survey	15,000	15,000	6,745
3 - SONAR Application	52,500	52,500	23,605
4 - Mitigation of Native Plants	5,000	5,000	2,250
5 - Plan Modification - Data Collection	27,000	27,000	12,140
6 - Small Scale Treatments	143,000	143,000	64,300
7 - Public Education/Watershed Management	9,000	9,000	4,045
8 - Program Monitoring - Evaluation	19,000	19,000	8,545
Totals	\$278,000	\$278,000	\$125,000

Source and Type of Funds for the Project. Federal/State/Local

SRF Loan (FY97)	\$125,000
Local Funds	\$153,000
Other Funds	\$ -0-

Total	\$278,000

LAKE LIMERICK COUNTRY CLUB, INC
E 790 ST. ANDREWS DRIVE
SHELTON, WA 98584
(360) 426-3581
FAX (360) 426-8922

To: Board of Trustees

December 21, 1996

Subject: Inn Carpet Installation

The Magpies have arranged with Bill Allison to obtain and install new carpeting throughout the Inn wherever carpeting now exists. Magpies have agreed to underwrite the cost of installation and the Club will cover the cost of pad and carpeting. *about 4,000⁰⁰*

installation about \$200⁰⁰

Mr Allison indicates the following schedule of installation would be agreeable:

January 4 (Sat.) 8 A.M to 3P.M. Restaurant and Lounge

January 5 (Sun.) 8 A.M. to 3 P.M. stairs, hallway, Boardroom

January 11 (Sat.) 8 A.M. to 3 P.M. Office

He can accomplish this schedule through the efforts of himself and three other individuals who he works with in such installations. Lake Limerick will be responsible for removal of all furniture, files, etc. Inn staff will remove restaurant and lounge furniture to the hard floor area after closing Friday night, and will return it before opening Saturday. Maintenance staff will assist office staff in removing and reinstalling office furnishings on January 10 and 13 respectively.



Daniel C. Robinson
President

Lake Limerick Country Club, Inc.

cc: Inn Committee

Water Committee Loan to LLCC for "94" Pick up truck						
CAPITAL IMPROVMENTS BOT 7/29/96						
Department	Budget 1996-1997					
Maintenance	\$3,000.00					
Lake/Dam	\$3,000.00					
Youth Parks	\$3,000.00					
Golf	\$4,000.00					
Totals:	\$13,000.00					
Water Committee Motion dated: 11/18/96						
"The water department will allocate up to \$4,000.00 in proportion to the other departments for vehicle replacement, to be available in 1996."						
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Maintenance	\$3,000.00	17.65%	\$ 2,197.66			
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Water 11/18/96	\$4,000.00	23.53%	\$ 2,930.21			
Totals:	\$17,000.00	100.00%	\$12,453.40			
Water Committee Motion dated: 12/16/96						
"LLCC Water Department will loan Lake Limerick Country Club, Inc the difference between the Water Department's share of the funds for the 1994 Chev. pickup. The loan will be paid back in a reasonable length of time."						
Cost of 1994 Chev Pickup C2500 = \$12,453.40						
Paid from LLCC Water Dept Reserves, Date: 12/16/96 Check No. 5						
LLCC Water Comm. Loan			LLCC Reimbursed Water Committee			
Date:	Check No.	Amount	Date:	Check No.	Amount:	Balance Due:
12/16/96	5	\$ 12,453.40				
		\$ (2,930.21)				
		\$ 9,523.19				\$ 9,523.19

Lake Limerick Country Club, Inc.

E. 790 ST. ANDREWS DRIVE
SHELTON, WASHINGTON 98584

426-3581

RESOLUTION REGARDING DOMESTIC PETS

Adopted by Board of Trustees
February 16, 1985

1. The Declarations of Restrictions provide with respect to animals as follows:

No horses, cattle, cows, sheep, rabbits, pigs or other animals, fowl or poultry shall be kept, raised or permitted on said tract or any part thereof, except that domestic cats, dogs and birds may be kept as household pets upon said tract, provided that they are not kept, bred or raised thereon for commercial purposes or in unreasonable quantities. The actual number permitted shall be determined by the Architectural Committee. Declarant may establish stables for the benefit of lot purchasers and for the operation of riding stables.

2. The Board of Trustees has received complaints about dogs and other animals. The Board intends this resolution as a response to those complaints.

3. The following actions of pets, including in particular dogs and cats, are violations, and their owners will be held strictly liable for the same:

- a) Interfering with property of others, including particularly tipping over garbage cans, digging in lawns, defecating on the property of others, etc.;
- b) Biting or close-range threatening of people and/or other animals who are in a place where they have a lawful right to be;
- c) Running in packs;
- d) Excessive noise, including in particular barking; and
- e) Entering onto golf course property or the island near the clubhouse, which are areas strictly forbidden to animals.

4. A complaint about any violation of section 3 may be filed with the Board. A designee of the Board shall screen all reports. Depending upon the history of the animal and/or owner, the seriousness of the incident, etc., the designee may make telephone contact with the owner, send a letter, set the matter for a hearing, or any combination of these.

A permanent record of all complaints and actions taken thereof shall be kept in the owner's file.

Any hearings shall be before the Board and shall be conducted in a manner reasonably calculated to be fair yet expeditious.

If a hearing is held, and remedial action is taken by the Board, such action may take the form of a telephone call, a letter to the lot owner, imposition of restrictions reasonably calculated to prevent further violations, assessment of charges for actual costs incurred, and, if necessary, referral to the corporation attorney for legal action.

5. Every action taken by the Board under this resolution shall be followed up in a manner, and within a period of time, that are reasonably calculated to prevent further violations.

#

Timberlake Community Club Inc.

P O Box 38 □ Shelton, Wa. 98584 □ (360) 427-8928

Proposed Animal Control Regulation 96-XX

All domestic animals within Timberlake shall have a collar and an identification tag, provided by the animal's owner, attached to that collar indicating the owner and the address of the owner. Any animal that does not have the collar shall be removed, by the animal control officer, from the Timberlake area at the expense of the owner, when the owner is identified.

All Member-Shareholders shall be responsible for their domestic animals and their renters domestic animals, if applicable. The animals shall be confined within the boundaries of the residences by whatever means available, such as fences, kennels, tether, etc.

Animals, when accompanied by their owners or other personage, shall be ^{restricted} ~~leased~~ and under control at all times while off the resident property.

Those person or persons in violation of this regulation shall be subject to fines in the following amounts:

First Violation: Warning Letter

Second Violation: \$ 50.00 Fine

Third Violation: \$ 150.00 Fine

Fourth Violation: \$ 300.00 Fine

In addition the violator shall pay all costs involved with the enforcement of this regulation.

Violations are to be reported to the Timberlake office on complaint forms provided by the office. The violations will be addressed by the Board of Trustees.

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Youth Parks	\$3,000.00				
Golf	\$4,000.00				
Totals:	\$13,000.00				

Water Committee Motion dated: 11/18/96
 "The water department will allocate up to \$4,000.00 in proportion to the other departments for vehicle replacement, to be available in 1996."

Department	Budget 1996	%	Actual Cost of pickup by Department
Maintenance	\$3,000.00	17.65%	\$ 2,197.66
Lake/Dam	\$3,000.00	17.65%	\$ 2,197.66
Youth Parks	\$3,000.00	17.65%	\$ 2,197.66
Golf	\$4,000.00	23.53%	\$ 2,930.21
Water 11/18/96	\$4,000.00	23.53%	\$ 2,930.21
Totals:	\$17,000.00	100.00%	\$12,453.40

Water Committee Motion dated: 12/16/96
 "LLCC Water Department will loan Lake Limerick Country Club, Inc the difference between the Water Department's share of the funds for the 1994 Chev. pickup.
 The loan will be paid back in a reasonable length of time."

Cost of 1994 Chev Pickup C2500 = \$12,453.40
 Paid from LLCC Water Dept Reserves, Date: 12/16/96 Check No. 5

LLCC Water Comm. Loan			LLCC Reimbursed Water Committee			
Date:	Check No.	Amount	Date:	Check No.	Amount:	Balance Due:
12/16/96	5	\$ 12,453.40				
Water Comm. Share		\$ (2,930.21)				
		\$ 9,523.19				\$ 9,523.19

Lake Limerick Country Club, Inc.

E. 790 ST. ANDREWS DRIVE
SHELTON, WASHINGTON 98584

426-3581

RESOLUTION REGARDING DOMESTIC PETS

Adopted by Board of Trustees
February 16, 1985

1. The Declarations of Restrictions provide with respect to animals as follows:

No horses, cattle, cows, sheep, rabbits, pigs or other animals, fowl or poultry shall be kept, raised or permitted on said tract or any part thereof, except that domestic cats, dogs and birds may be kept as household pets upon said tract, provided that they are not kept, bred or raised thereon for commercial purposes or in unreasonable quantities. The actual number permitted shall be determined by the Architectural Committee. Declarant may establish stables for the benefit of lot purchasers and for the operation of riding stables.

2. The Board of Trustees has received complaints about dogs and other animals. The Board intends this resolution as a response to those complaints.

3. The following actions of pets, including in particular dogs and cats, are violations, and their owners will be held strictly liable for the same:

- a) Interfering with property of others, including particularly tipping over garbage cans, digging in lawns, defecating on the property of others, etc.;
- b) Biting or close-range threatening of people and/or other animals who are in a place where they have a lawful right to be;
- c) Running in packs;
- d) Excessive noise, including in particular barking; and
- e) Entering onto golf course property or the island near the clubhouse, which are areas strictly forbidden to animals.

4. A complaint about any violation of section 3 may be filed with the Board. A designee of the Board shall screen all reports. Depending upon the history of the animal and/or owner, the seriousness of the incident, etc., the designee may make telephone contact with the owner, send a letter, set the matter for a hearing, or any combination of these.

A permanent record of all complaints and actions taken thereof shall be kept in the owner's file.

Any hearings shall be before the Board and shall be conducted in a manner reasonably calculated to be fair yet expeditious.

If a hearing is held, and remedial action is taken by the Board, such action may take the form of a telephone call, a letter to the lot owner, imposition of restrictions reasonably calculated to prevent further violations, assessment of charges for actual costs incurred, and, if necessary, referral to the corporation attorney for legal action.

5. Every action taken by the Board under this resolution shall be followed up in a manner, and within a period of time, that are reasonably calculated to prevent further violations.

#

LEGISLATIVE UPDATE

The Small Business Job Protection Act of 1996

Legislation was signed by President Clinton on Aug. 20 that includes extensive changes for small-business owners. Following is a summary of the major provisions of the act, which increases the minimum wage, reforms our pension system, and changes the tax code, affecting businesses of all sizes. There are also a number of provisions aimed at specific industries, but we will not cover those here.

I. Minimum Wage Increase to \$5.15 an Hour

The federal minimum wage, currently \$4.25 an hour, will rise to \$4.75 on Oct. 1, 1996, and to \$5.15 an hour on Sept. 1, 1997. The law also provides for a "training wage" of \$4.25 an hour for employees under 20 years of age during their first 90 days of employment. Employees who receive tips are not included, and still receive \$2.13 an hour. Employers are only required to pay more if employees do not receive enough tips to earn the new minimum rate.

II. Pension Plan and IRA Changes Begin in 1997

This section contains extensive changes to current law, which is covered extensively in other Edward Jones publications. The highlights of this section of the act include:

- > Creating the Savings Incentive Match Plan for Employees ("SIMPLE");
- > Repealing Salary-Reduction Simplified Employee Pensions (SARSEPs);
- > Making 401(k) plans available to tax-exempt organizations;
- > Simplifying definitions and rules for some qualified retirement plans;
- > Allowing full IRA contributions for non-working spouses (\$2,000).

III. Medical Savings Accounts (MSAs) Available After 1996

For tax years after 1996, MSAs would be allowed as a tax-favored way to save for and pay medical expenses. Within limits, contributions made by an eligible individual will be tax-deductible, and contributions made by an employer of an eligible individual will be excludable from income and Social Security wages. Contributions are limited to 65 percent of the deductible under an individual's high-deductible plan and 75 percent of the deductible for family coverage. Earnings as well as distributions for medical expenses will not be taxed.

- > **ELIGIBLE EMPLOYEES** are those covered under an employer-sponsored, high-deductible plan of a small employer; also included are self-employed individuals covered under a high-deductible plan. Employees covered under other health plans would not be eligible (exceptions include "permitted insurance," coverage for accidents, disability, dental, vision, and long-term care.
- > A **SMALL EMPLOYER** must have employed on average no more than 50 employees during the two preceeding years.
- > A **HIGH-DEDUCTIBLE PLAN** is a health plan with an annual deductible of at least \$1,500 but not more than \$2,250 for individual coverage (\$3,000 and \$4,500 for family coverage). Maximum out-of-pocket expenses cannot exceed \$3,000 for individuals or \$5,000 for families.



12-10-96
 Copies to
 REED
 a Carolyn
 Dan
 Bill
 Gary

Dick got
 this
 have you
 seen it?
 Lee

REVIEW

Landowners' liability expanded for hazards of natural waterways

In May of this year, the Washington Supreme Court issued a decision clarifying the liability of landowners with lakes, streams and other natural bodies of water on their property, for injuries occurring to "invitees" (people on the property with permission of the landowner).

Traditional Rules

Washington courts have followed several traditional rules regarding the duties a landowner owes to invitees and "trespassers" (persons on property without permission).

First, a landowner must use ordinary care to keep his or her property in a reasonably safe condition for invitees.

Second, a landowner is not liable for harm caused to invitees by a condition on the land that is obviously dangerous, unless the landowner should have anticipated that harm would occur despite the obvious nature of the danger.

Third, under the "attractive nuisance doctrine," a landowner may be liable for injuries to child trespassers if the landowner fails to exercise reasonable care to eliminate dangers posed by human-made conditions on the property.

Fourth, when natural bodies of water exist on property, a landowner is exempt from any duty imposed under the attractive nuisance doctrine to protect trespassing children from the hazards such waters create.

Finally, although the issue had not previously been decided by the Supreme Court, it was widely understood that a landowner was under no duty to protect invitees from the hazards of natural bodies of water.

Liability for child invitees

In Degel v. Majestic Mobile Manor, however, the Court imposed a duty to protect child invitees against the hazards of natural bodies of water. In that case, the parents of a two year old child sued the owners of the mobile home park where the family lived when their child nearly drowned in a creek

next to the mobile home park. The child suffered brain damage and paralysis as a result. The parents argued that the creek, which was near a playfield in the mobile home park, was a potentially dangerous condition and the mobile home park owners had a duty to protect the child from this hazard. The mobile home park owners asserted they were exempt from liability under the natural bodies of water doctrine.

The trial court held that the mobile home park owed no duty to protect tenants from the inherent dangers of natural bodies of water and dismissed the case.

On appeal, the Supreme Court rejected application of the natural bodies of water doctrine. Because the injured child was an invitee, not a trespasser, the Court reasoned that neither the attractive nuisance doctrine nor its corollary defense, the natural bodies of water doctrine, applied. Rather, the Court found the mobile home park had a duty to exercise reasonable care to protect invitees (including children) from potentially dangerous conditions in the mobile home park, including a natural body of water. Because the case had been dismissed by the lower court without a trial, it was sent back for trial to determine whether the mobile home park owners satisfied that duty.

What should you do?

If you own property on or near a natural body of water, do not assume you are protected against liability for injuries resulting from that water. Although under current law you do not have a duty to protect trespassing children from natural bodies of water, you should take reasonable steps to ensure the safety of children invited to your property. The Court did not go so far as to require property owners to fence natural bodies of water, but careful supervision of children and instruction on the hazards of water appear to be musts. In addition, you should contact your insurance carrier to make sure you are adequately insured against such potential claims.

-by Mark A. Hood

Workplace is new place to serve papers

The 1996 Legislature added new provisions to the statute governing service of process in lawsuits that may cause problems for employers and employees. For many years, the only way to start a lawsuit against an individual was to deliver a summons and complaint personally or leave them with "a person of suitable age and discretion" at the individual's residence.

Under the new provisions, however, where "with reasonable diligence" the person cannot be served at home, the summons and complaint can be served at the individual's place of employment. This is done by leaving a copy of the pleadings with "the secretary, office manager, vice president, president, or other head of the company," or a secretary or assistant to these people, and then by mailing the papers to the defendant at the business address. The service is then effective ten days after the mailing date.

It is uncertain how reliable this method will be in providing actual notice of the person "served," and whether employers will face liability to an employee who claims to have never received notice of the lawsuit. One thing is certain: court challenges concerning the new service rules will result.

- by Joanne Henry

ABERDEEN
ACCOUNTING & TAX SERVICE

*Bill
Dan
copy to BDT*



December 5, 1996

RECEIVED DEC - 6 1996

To Our Valued Clients:

In reviewing the year-end letters that I sent you in December 1994, and December, 1995, I noticed a common theme. In both years major tax changes were proposed, discussed and laid to rest by a Republican Congress led by a Democratic President. Again this year the same pattern seems to have been followed. While I informed you of some of the changes in the October, 1996 newsletter, all of those changes will go into effect January 1, 1997 and will have no consequence for your 1996 tax returns. Some of those changes involve deductibility of long term care insurance, treatment of long term care expenses as deductible medical expenses, and increases for our business clients of the Section 179 deduction to \$18,000 and the self-employed above-the-line health insurance premiums to 40%. Discussion regarding capital gains reform and changes to the allowable once-in-a lifetime deduction of \$125,000 on the sale of your personal residence seems to hinge on the balanced budget issue. Tax cuts are popular, but since the Administration and Congress seem committed to balancing the Federal budget, the tax issues are a bit sticky. There promises to be additional discussion on at least these two items in 1997. The decision as to whether one wants to hold on to stocks, personal residences and other appreciating assets or sell them will most likely need to be made based on considerations other than tax consequences, unless one is patient enough to wait for action from Congress.

Some changes in 1996 that will affect your tax returns are:

1. Married filing jointly standard deduction will be \$6,700 and an additional \$800 for persons over 65 or blind. Singles standard deduction will be \$4,000.
2. The personal exemption amount has been increased to \$2,550.
3. The standard business mileage rate has increased to \$.31.
4. If taxable income for Married Filing Jointly does not exceed:

\$40,100	Tax Rate is 15%
\$96,900	Marginal Tax Rate is 28%
\$147,700	Marginal Tax Rate is 31%
\$263,750	Marginal Tax Rate is 36%
and over	Marginal Tax Rate is 39.6%.

In 1997, the Social Security wage base will increase to \$62,700. If you are under 65 and collecting Social Security benefits, you may earn up to \$8,640 in 1997, up from \$8,280 in 1996

before any of your benefits have to be returned. If you are between 65-69 that number increases from \$12,500 in 1996 to \$13,500 in 1997. Working persons over age 70 can still earn an unlimited amount without having to return any benefits.

Under current provisions of the Social Security law, retirees reaching the age of 62 before the year 2000 are entitled to receive full benefits when they reach age 65. However, the full benefit retirement age will be gradually increased to age 67. It was brought out in recent political campaign speeches that Americans are very poor savers. Regardless of your current age I suggest that you lay out a plan now that will place the maximum amount allowable into either your company retirement plan or your's and your spouse's IRAs. Let me encourage you to save for your retirement even though the IRA contribution may not be tax deductible. The earnings are still tax deferred and the postponement of today's consumption for tomorrow's security is less painful than one might imagine, once the habit has been formed. If this is a new concept for you and you are unsure of appropriate investment vehicles, please stop in and browse through the Wall Street Journal, Barron's, or Value Line.

For our returning tax clients, we will again be sending your Organizers during the first week in January, along with a scheduled appointment that may be changed if we assign an inconvenient time. Our new clients will also receive an appointment time with blank Organizers on which you will provide information from which we will prepare your tax return. As always, please call if there are questions.

Please note that our office will be operating on limited hours from Tuesday, December 24 through Wednesday, January 1, 1997 so that we all may rejuvenate ourselves prior to the start of the 1997 tax season. We suggest you call before you come in during that week to be sure someone is here to help you. **Best Wishes to each of you during this Holiday Season and Success in 1997!**

Sincerely,



Billie Klein

BK:ms

DEC 09 1996

HOW TO COMPLY
WITH THE
NEW WASHINGTON LAW ON
RECORDING OF DOCUMENTS

(1996 Laws, Chapter 143)

Compliments of the
REAL PROPERTY, PROBATE & TRUST SECTION

The Executive Committee of the Section is providing this special packet of information as a benefit of your membership. The new law goes into effect on January 1, 1997, and, according to the various auditors involved in developing the new law, there will be no grace period. These materials will help you in setting up your documents and systems to comply with the new requirements. **Attention estate planners** - This law affects any agreements you plan to record, including durable powers of attorney and community property agreements.

*The RPPT Executive Committee
November 18, 1996*

INDEX TO THESE MATERIALS

1. Changes in Washington Law on Recording of Documents
2. Questions with Answers from the Auditors
3. Resources for Further Information
4. Example Cover Sheet
5. Example of a Document Reformatted to Comply
6. Copy of the New Law (HB 2414)
7. Chart Showing Common Document Titles and Classification of Parties as Grantor or Grantee

INSTRUMENT (ABBR)	GRANTOR	GRANTEE
ORDINANCE (ORD)	COUNTY/CITY	THE PUBLIC/ORDINANCE #
PARTIAL RECONVEYANCE (PRM) (see partial release mtg)	BENEFICIARY	GRANTOR
PARTIAL RELEASE FEDERAL TAX LIEN (PRFTL)	IRS	TAXPAYER
PARTIAL RELEASE LIS PENDENS (PRLP)	PLAINTIFF	DEFENDANT
PARTIAL RELEASE EASEMENT (PRE)	SIGNATURES	GRANTEE
PARTIAL RELEASE (PR)	SIGNATURES	GRANTEE
PARTIAL RELEASE FINANCIAL STMT (PRFS)	SECURED PARTY	DEBTOR/BORROWER
PARTIAL RELEASE JUDGMENT (PRJGMT)	JUDGMENT CREDITOR	JUDGMENT DEBTOR
PARTIAL RELEASE OF LIEN	CLAIMANT	DEBTOR
PARTIAL RELEASE MORTGAGE (PRM)	LENDER	GRANTOR
PAYMENT INHERITANCE TAX (PMYINTX)	DEPT REVENUE	DECEASED
PETITION (PET)	SIGNATURES	THE PUBLIC
PFD (PFD)	SELLER	BUYER
PLAT (PLAT)	DEDICATION	PLAT NAME
PROMISSORY NOTE (PRNOTE)	BORROWER	LENDER
PRENUPTIAL AGREEMENT (AG)	MAN	WOMAN
PROOF LABOR (PRLAB)	LOCATOR	NAME OF MINE
PROTECTIVE COVENANT (PRCOV)	SIGNATURES	PLAT/THE PUBLIC
PURCHASERS ASSIGNMENT AND DEED (DEED)	SIGNATURE/SELLER	PURCHASER
PURCHASE SALE (PURSAL)	SELLER	BUYER
QUIT CLAIM DEED (QCD)	GRANTOR/SIGNATURE	GRANTEE/BUYER
REASSIGNMENT (REASSIG)	1 SIGNATURE 2 DEBTOR	ASSIGNEE
RECEIPT (RCPT)	SIGNATURE	GRANTEE
RESCISSION (RESC)	SELLER	BUYER
REDEMPTION (REDMT)	SHERIFF	1 BANK 2 OWNER
REINSTATEMENT (REINSTMT)	BORROWER	LENDER
RELEASE ®	SIGNATURE	GRANTEE
RELEASE ASSIGNMENT OF LEASE (RALE)	SIGNATURE	GRANTEE
RELEASE ASSIGNMENT OF RENTS (RARE)	LENDER	BORROWER
RELEASE LIEN (RL)	CLAIMANT	DEBTOR
RELEASE LEASE (RLE)	LESSOR	LESSEE
RELEASE LIS PENDENS (RLP)	PLAINTIFF	DEFENDANT
RELEASE FEDERAL TAX LIEN (RFTL)	IRS	TAXPAYER
RELEASE ASSIGNMENT (REASSIG)	SIGNATURE	GRANTEE
RELEASE AGREEMENT (RAGMT)	SIGNATURE	GRANTEE
RELEASE MORTGAGE (RM)	LENDER	BORROWER
RELEASE REAL ESTATE CONTRACT (RC)	SELLER	BUYER
RELEASE EASEMENT (RE)	GRANTOR GRANTEE	GRANTEE GRANTOR
RELEASE OF COMPLAINT (RECOM)	CITY/COUNTY	OWNER
REAL ESTATE CONTRACT (REC)	SELLER	BUYER
RESIGNATION OF TRUSTEE (RES TR)	TRUSTEE	BENEFICIARY
RESIGNATION & APPOINTMENT TRUSTEE (RESAPP)	1 BENEFICIARY 2 OLD TRUSTEE	NEW TRUSTEE
RESIGNATION (RESI)	SIGNATURES	GRANTEE
RESOLUTION N(RESOL)	COUNTY	THE PUBLIC
REVOCAION (REV)	SIGNATURES	GRANTEE
REVOCAION COMMUNITY PROPERTY AGREEMENT (RCPA)	HUSBAND	WIFE
REVOCAION POWER OF ATTORNEY (RPA)	SIGNATURE	DESIGNEE
REAL PROPERTY TO TITLE APPLICATION (RPT APP)	OWNER/LENDER	THE PUBLIC
REPORT OF SEPARATION MILITARY (RS)	GOVERNMENT ARMED FORCES	INDIVIDUAL

MEMO

DATE DECEMBER 12, 1996
TO MARTHA FAIRBANKS
FROM SHEILA HEDLUND
REGARDING EMPLOYEE MEDICAL INSURANCE

THE EMPLOYEES MET WITH MARCIE SMITH FROM DUNCAN AND ASSOC.

IT WAS DECIDED THAT THE EMPLOYEES WILL CHANGE THEIR POLICY TO "BLUE SHIELD" EFFECTIVE JANUARY 1, 1997.

THE CURRENT EMPLOYEE BASE RATE PAID BY LLCC WITH KPS IS \$129.65.
THE NEW EMPLOYEE BASE RATE TO BE PAID BY LLCC WITH BLUE SHIELD WILL BE \$119.37.
THIS WILL BE A SAVINGS OF \$10.28 PER EMPLOYEE PER MONTH FOR LLCC !!!!! ☺

DUNCAN AND ASSOC IN CONJUNCTION WITH AFLAC WILL PREPARE THE CAFETERIA FORMS FOR THE IRS AS PART OF THEIR SERVICE AND AT NO CHARGE TO LLCC. (THIS HAS BEEN DONE BY THE LLCC CPA IN THE PAST)

ALL OTHER POLICIES WILL BE REMAIN THE SAME.



SHEILA HEDLUND
EXECUTIVE ADMINISTRATIVE ASSISTANT

CC: BOARD OF TRUSTEES

MEMO

DATE: DECEMBER 24, 1996
FROM: DAN ROBINSON
TO: BOARD OF TRUSTEES
REGARDING: NO INTEREST LOAN CONTRACT

COPIES ARE AVAILABLE IN THE OFFICE FOR ALL BOARD MEMBERS WHO WISH TO REVIEW THE NO INTEREST LOAN AGREEMENT BETWEEN MASON COUNTY AND THE DEPARTMENT OF ECOLOGY FOR THE WEED ERADICATION TREATMENT OF LAKE LIMERICK.

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