

LAKE LIMERICK COUNTRY CLUB, INC.
BOARD OF TRUSTEES MEETING MINUTES
JUNE 21, 1997

The meeting was called to order at 9:00 a.m. by President Dick Lombard.

ROLL CALL

- ◇ Trustees attending: President Dick Lombard, Vice President Gary Ayers, Secretary Esther Springer-Johannesen, Treasurer Bill Buff, Assistant Treasurer Nan Stricklin, Trustee Ted Mason, Trustee Martha Fairbanks, Trustee George Buckley, Trustee Doyle Wilcox, and Trustee John Bykonen
- ◇ Trustees not attending: Trustee Pat Paradise

APPROVAL OF MINUTES

A motion was made by Ted Mason, seconded by John Bykonen and passed as follows:
To accept the minutes of May 19, 1997 as written

FINANCIAL REPORT

A motion was made by Gary Ayers, seconded by Ted Mason, and passed as follows:
to accept the May financial report as presented

ITEMS FROM THE CONSENT AGENDA

- ◇ Bill Buff pointed out an error in the Executive Minutes of June 14, 1997 which stated that the minimum wage rate will be \$5.25, the true minimum wage rate is \$5.15.
A motion was made by Bill Buff, seconded by Esther Springer-Johannesen, and passed as follows:
to approve the Consent Agenda as amended.

Consent Agenda Item 1 ~ Lake Limerick Daze

- ◇ No Limerick Daze activities were scheduled for Friday due to the Fourth of July
- ◇ The Schedule for Lake Limerick Daze is as follows:
 - 10:00 a.m. Concessions Open
 - 10:30 a.m. Parade, with Tony Paradise as Grand Marshal, Dick Lombard ~ President, and Dan Robinson ~ Past President
 - 11:00 a.m. Children's Games
 - 12:00 p.m. Beerfest
 - 12:30 p.m. Hamburger Bar-B-Que (Buffalo is not available this year)
 - 2:00 p.m. Boat Parade
 - 2:30 p.m. Paddle Boat Races

Consent Agenda Item 2 ~ Lake/Dam Committee

- ◇ Lake Dam Chairman Dan Robinson updated the board on the Valve at the Dam; it has been repaired and maintenance will operate the valve twice per year to assure proper working order.
- ◇ Lake Management Program
- ◇ The Lake Limerick Weed Management Program conducted last year was 98% successful
- ◇ An algae treatment with copper will be done prior to the 4th of July weekend.
- ◇ Lake Leprechaun has a native weed growth that cannot be covered by the DOE Grant, only non-native weeds can be treated with grant funds. A full SONAR treatment similar to the one done in Lake Limerick last year can be accomplished for \$7,400.00 plus tax.
A motion was made by Gary Ayers, seconded by Ted Mason and passed as follows:
to approve the SONAR treatment of Lake Leprechaun at the cost of \$7,400.00
- ◇ Cranberry Inlet has an abundance of weeds, a survey will be done to determine if the growth is native or non native. If no non native weeds are found the cost of treatment using slow release SONAR pellets will cost \$8,200.00. If a non native weed is found, such as Brazilian Elodea, the grant will cover all of the costs except for \$2,000.00. Aquathol, which is a contact herbicide can be applied for the cost of \$3,000.00, this would not be the first choice and will depend on the weed survey results.
A motion was made by Doyle Wilcox, seconded by Nan Stricklin and passed as follows:
to approve the lake management treatment of Cranberry Inlet for a cost not to exceed \$3,000.00.

- ◇ Brad Banner from the Mason County Department of Health has submitted a contract for the sponsorship of the Weed Management Grant Funds.

A motion was made by Ted Mason, seconded by Gary Ayers and passed as follows:
to authorize the Lake/Dam Committee to proceed and enter into a contract with Mason County after a review by the club attorney and the executive committee.

Consent Agenda Item 3 ~ Long Range Planning Committee; Greenbelt Maintenance

- ◇ This item was tabled until the next meeting as the chairperson was out of town

Consent Agenda Item 4 ~ Architectural Committee; Kennel Complaint Against Lot Owner

- ◇ The Architectural Committee informed the board of the complaint regarding a kennel. The Architectural Committee is in the process of contacting the owner. The Mason County Health Department has been contacted.

Consent Agenda Item 8 ~ Architectural Committee; Field Representative Position

- ◇ This matter was returned to the Architectural Committee for further review.

Consent Agenda Item 5 ~ Youth Committee; Golf Punch Cards for Children

A motion was made by George Buckley, seconded by Bill Buff and passed as follows;
to approve the Golf Punch Cards for Children with the words "non transferable" added
A motion was made by Martha Fairbanks and failed due to a lack of a second as follows:
to add the rule "each golfer must have their own clubs" to the punch cards

Consent Agenda Item 6 ~ Security Committee; Security Gate at Anglia Beach

- ◇ The newsletter will read that the gate will be operable by July 15, and that each member must call the office to receive a personal security code (this date was changed to August 1st, due to vacation schedules of the Security Committee Co - Chair) The software to set up the security codes is on order.
- ◇ The Park Rules signs have been ordered and the contract with Tow King has been completed.
- ◇ Gate remotes will be ordered for Security and Maintenance personnel.

Consent Agenda Item 7 ~ Maintenance Committee; Swim Float at the Inn

- ◇ The float is tied up at the shore, the materials have been delivered for a cost of \$1,500.00. The project will be completed by volunteers and should be done by the end of the week.

EXECUTIVE:

Pro Shop Alarm

- ◇ The alarm system should be done by today

Dog Rules

- ◇ The Architectural Committee is setting up procedures. Animal Control has not responded to this issue since the contract negotiations with Mason County. Dick will try to contact them again this week.

PPS Security Contract

- ◇ The PPS Security Contract expires June 24, 1997. The new contract is set up for two years, at an hourly rate of \$13.75, all other issues will remain the same as the last contract. The contract was approved by the Executive Committee using a phone poll.

A motion was made by Gary Ayers, seconded by Nan Stricklin and passed as follows:
to accept the contract with PPS Security

OLD BUSINESS

Street Lights

- ◇ Gary Ayers has a tentative meeting with PUD next week

NEW BUSINESS

Budget Preparation

- ◇ Bill Buff reported that the Committee Budget Packets are ready for distribution. Bill would like a commendation from the board to forward the B&O Tax Laws to the Financial Advisory Committee for further investigation of the proposed fee structure changes, which will need a By-Laws change by membership vote in October.

A motion was made by Gary Ayers, seconded by Esther Springer-Johannesen and passed as follows:

to refer to the Finance Advisory Committee the Proposed Fee Structure Changes to Dues Only to save on B&O Taxes paid for assessment charges.

Water Committee

- ◇ Chairperson Kirk Osborne updated the committee on both the generator and meter installation projects. Meter setters include a back flow prevention valve which requires Lake Limerick by Washington State Law to inform it's members of a potential danger with their hot water tanks. The newsletter quotes the Washington State Law which uses the word "explode". After much discussion it was decided to put the potential problem into perspective by telling the members that the probability of a hot water tank explosion is highly unlikely and that no documented incidents have been recorded.

COMMENTS FROM THE MEMBERSHIP . . none

CORRESPONDENCE . . .none

ANNOUNCEMENTS

- ◇ Belante' will be at Lake Limerick on August 2, 1997, tickets are \$20.00 for the dinner and show
- ◇ July 4, 1997, the office will be closed
- ◇ A Reno trip has been scheduled for November 2nd through 5th
- ◇ Food cards will be promoted with a ten percent discount, \$90.00 will buy \$100.00 worth of food.

MOTION TO CONVENE TO CLOSED SESSION

A motion was made by Bill Buff, seconded by Gary Ayers and passed as follows:
to convene to closed session to discuss personnel matters

MOTION TO RECONVENE TO OPEN SESSION

A motion was made by Gary Ayers, seconded by Bill Buff and passed as follows:
to reconvene to open session

MOTION TO ACCEPT ALL CLOSED SESSION MOTIONS

no motions were made in closed session

A motion was made by Bill Buff, seconded by George Buckley and passed as follows:
the Architectural Committee will report to the board two days prior to the next regularly scheduled board meeting with a review of the Field Representative Position, the costs and/or fee structures, as well as a performance review of the current Field Representative.

ADJOURN

A Motion was made by Bill Buff, seconded by Esther Springer-Johannesen and passed as follows:
To adjourn the meeting at 11:00 a.m.

Respectfully Submitted,

Esther Springer-Johannesen , Secretary

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

AGENDA

BOARD OF TRUSTEES - LAKE LIMERICK COUNTRY CLUB, INC.

June 21, 1997 9:00 A.M.

- I. ROLL CALL Esther Springer~Johannesen
- II. APPROVAL OF MINUTES: Esther Springer~Johannesen
Board of Trustees Minutes of May 17, 1997
- III. FINANCIAL REPORT Bill Buff
- IV. CONSENT AGENDA (Committees)
ARCHITECTURAL COMMITTEE LAKE/DAM COMMITTEE
LONG RANGE 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. Lake Limerick Daze Dick Sirokman
- 2. Lake/Dam Committee - 1997 Weed Management Program Dan Robinson
- 3. Long Range Planning - Greenbelt Maintenance BOT referral to Architectural Committee
- 4. Architectural Committee - Letter to Lot Owner regarding Kennels Pat Feist
- 5. Youth Committee - Golf Punch Cards for Children Lisa Carey
- 6. Security Committee - Anglia Beach Security Gate Neil Jones
- 7. Maintenance Committee - Swim Float at the Inn..... Doyle Wilcox
- 8.
- 9.
- 10.

- V. EXECUTIVE
 - 1. Pro Shop Alarm
 - 2. Dog Rules
 - 3. PPS Security Contract
 - 4.
 - 5.

- VI. OLD BUSINESS
 - 1. Street Light Study
 - 2.

- VII. NEW BUSINESS
 - 1. Budget Preparation
 - 2.
 - 3.

VIII. COMMENTS FROM MEMBERSHIP:

- IX. CORRESPONDENCE: Esther Springer~Johannesen

X. ANNOUNCEMENTS:

- A. Belante' August 2, 1997
- B. July 4, 1997; Holiday Office Closed

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
(360) 426-3581
FAX (360) 426-8922

FOR BOARD REVIEW 6\21\97

June 17, 1997

Subject: Lake Management Program Status and Plans - Summer, 1997

Actions accomplished this spring include:

1. A plant growth survey of Lake Limerick was accomplished in late May. Our consultant is preparing a detailed report, but initial observation indicates a minimal amount of viable plant growth, including the Brazilian elodea. Cranberry Inlet continues to contain a vigorous growth of native plants.
2. A plant growth survey of Leprechaun was conducted on June 4. Again, a detailed report is being prepared, but it is apparent that a number of types of native weeds are multiplying in this lake, despite the grass carp installed in the lake over the last few years.
3. Department of Ecology has offered us (through Mason County) a grant of \$50,000 to deal with Brazilian Elodea as necessary. The proposed contract between DOE and the county has been reviewed and approved by DOE and will be presented to the Mason County Commissioners for signature on Tuesday, June 24. Mason County will require a similar contract with Lake Limerick to "flow down" the state contract provisions. The County's fee for sponsoring us will consume up to 10% of the total funds. We will be allowed to use the grant money over the next 3 years, but only to deal with the non-native weeds .

Actions planned:

1. A diver survey of the entire littoral zone (shoreline out to edge of vegetation growth) will be conducted in late June in Lake Limerick as suggested by DOE. This will be covered under the Grant, as is the May plant growth survey. Any treatment decision for Limerick, except for Cranberry Inlet, will be deferred until results of this follow-up survey are available. Approximate cost: \$2,000.
2. Cranberry Inlet in Lake Limerick has extensive stands of native elodea and pond weed. We will be treating this area in late June or July to control this growth. The exact treatment is still being evaluated, but it will not be covered by the grant. Approximate cost: \$2,500.
3. Leprechaun will be treated with an 8 week SONAR* application (similar to that done on Limerick last summer) to control the native weeds there. Unfortunately, the weeds here include types of underwater grasses and rushes that are resistant to herbicides, but the SONAR provides our best alternative. None of the Leprechaun treatment will qualify for coverage under the grant. Quoted cost: \$7,400.

* Registered Trade-Mark

Cost \ Budget summary — Lake Management

Incurring costs through May 1997 \$3,897 \$3,897

Actual and planned expenditures - June through September, 1997

Grant covered expenses

Spring survey \$800
June survey \$500
September survey \$800
Contingency for small area Elodea removal \$1,000
Subtotal \$3,100

Cranberry treatment \$2,500
Leprechaun Treatment \$7,400
Contingency for bladderwort removal - Leprechaun \$2,000
Subtotal \$11,900

Total expenditures - Budget year October 1996 - September 1997 \$18,897

Total Budget - Budget year October 1996 - September 1997 \$20,420

Requested Board Action:

1. Provide signature approval of Mason County - Lake Limerick Grant contract.
2. Provide expenditure approval of above lake management plan.

Lake Limerick Country Club
E 790 St. Andrews Drive
Shelton, WA 98584
360-456-4101

To: Executive Committee
Subject: P.P.S. Security - Security Patrol

The following terms constitute the operating agreement between Lake Limerick Country Club and P.P.S., owned and operated by Brian L. Ekdahl.

1. P.P.S. will provide, personally by Mr. Ekdahl or by his employee, security patrol and deterrent service to Lake Limerick on a schedule as described below and at an hourly rate as also defined herein. This agreement will be in effect for a period of two years from the start date, which is June 23, 1997, unless terminated by either party with a minimum notice of thirty calendar days.

2. P.P.S. will patrol all divisions of Lake Limerick, will emphasize patrol of community parks and beaches, and will assist in patrol and enforcement of Lake Limerick Lake use rules when provided with water transportation by individual LLCC residents or by Lake Limerick.

3. The rates for patrol and enforcement service for the duration of this agreement are as follows:

a. Vehicular and beach patrol \$13.75 per hour

13.25 Ado.

4. The hours of patrol and enforcement until changed by mutual agreement are as follows:

a. Summer hours (June thru September) 27 Hours

SAME

b. Winter hours (October thru May) 22 Hours

The above hourly schedule is flexible and may be adjusted due to weather or other

circumstances as mutually agreed between P.P.S. and the LLCC representative. In the event special activities or ongoing incidents require extended hours for the P.P.S. officer, the appropriate hourly rate may be invoiced, subject to approval of the Executive Committee of such hours were not approved in advance.

5. The Lake Limerick Executive Committee will administer this agreement in all aspects, and P.P.S. will be expected to coordinate all contract-significant matters exclusively with the President of Lake Limerick or his designee, agreed upon by the President of LLCC and Brian L. Ekdahl, owner of P.P.S. All committees must coordinate with the President for any activities pertaining to P.P.S.

6. P.P.S. personnel will be provided with the key and security system codes to the Inn prior to the start date of this agreement. P.P.S. officers will be expected to honor the security of the code and key, and will be expected to surrender the key upon conclusion of this agreement.

7. When requested, P.P.S. officers will provide support to LLCC Lounge personnel in any matters pertaining to dealing with unruly patrons or closing sequences at the end of Lounge hours.

8. P.P.S. officers will complete an activity log for each duty tour, and such log will be kept on file in the Lake Limerick office.

9. P.P.S. officers will be expected to wear suitable uniforms when on duty at Lake Limerick and will treat all members with courtesy. Non-members will be dealt with firmly, and it shall be the goal of the patrol / enforcement to clear from all Lake Limerick community property any non-members and to assure that validated members abide by the rules.

10. LLCC will provide P.P.S. with appropriate information coincident to performance of the patrol / enforcement tasks. Such information will include status of renters, social privilege holders, unaccompanied guests of members, lake rules, beach and park rules, and such other information as may from time to time become necessary. The LLCC Executive Committee and Board of Trustees will support and enforce the patrol and enforcement actions taken by P.P.S. officers in carrying out the requirement of this agreement. P.P.S. officers may be requested to participate in Board reviews of general or specific actions as may, from time to time, be required.

11. AS requested by individual LLCC residents, vacation house checks will be

accomplished on a time available basis, with an objective of visually checking each such house twice per week. Forms for requesting such checks are available to residents in the LLCC office.

12. LLCC will maintain a written communication location in the LLCC office for exchange of data such as the house check requests. P.P.S. will maintain a file of duty tour logs in the LLCC office.

13. P.P.S. will maintain an active liability insurance policy with at least \$1,000,000 liability limit and will provide LLCC with suitable proof of such insurance.

For Lake Limerick Country Club, Inc.

For P.P.S. Security

Richard Lombard
President
Lake Limerick Country Club, Inc.

Brian L. Ekdahl
Owner / Operator
P.P.S. Security