

AGENDA

BOARD OF TRUSTEES - LAKE LIMERICK COUNTRY CLUB, INC.

September 20, 1997 9:00 A.M.

- I. ROLL CALL Esther Springer~Johannesen
- II. APPROVAL OF MINUTES: Esther Springer~Johannesen
Board of Trustees Minutes of August 16, 1997
Special Board of Trustees Meeting August 23, 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. Greenbelt Committee - Div #3 Greenbelt Survey Presentation Tony Paradise
- 2. Greens Committee - Budget and Income Recommendations Scott Carey
- 3. Water Committee - Dept. of Health Meeting, Complaints, and Responses John Bykonen
- 4. Maintenance/Security - Anglia Beach Gate, Shut off time at night inquiry Doyle Wilcox
- 5. Architectural - Renewal of Tillie Waldron's Membership Pat Feist
- 6. Architectural - Request from Fire Dist.#5 for a "Citizens Advisory Council" Volunteers.... Pat Feist
- 7. Architectural - Ward Request

8.

9.

10.

EXECUTIVE

1.

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VI. OLD BUSINESS

- 1. Animal Control, Memo From Sheila Hedlund Gary Ayers

2.

3.

VII. NEW BUSINESS

1.

2.

3.

VIII. COMMENTS FROM MEMBERSHIP:

IX. CORRESPONDENCE: Esther Springer~Johannesen

X. ANNOUNCEMENTS:

A. P.U.D. Town Meeting - September 20, 1997

B.

XI. MOTION TO CONVENE TO CLOSED SESSION:

Legal and Personnel Matters {Curt Burnett, Dog Complaint Hearing}

(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.)

MOTION TO RECONVENE TO OPEN SESSION

IV. 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

September 20, 1997

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

ROLL CALL: *Esther Springer Johannesen*

Trustees attending the meeting are: Vice President Gary Ayers, Secretary Esther Springer Johannesen, Treasurer Bill Buff, Asst.-Treasurer Nan Stricklin, Trustee John Bykonen, Trustee Martha Fairbanks, Trustee Ted Mason, Trustee Pat Paradise, Trustee George Buckley, and Trustee Doyle Wilcox.

APPROVAL OF MINUTES:

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

To approve the minutes of the August 16, 1997 board meeting as written.

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

To approve the minutes of the August 23, 1997 special budget board meeting as written.

FINANCIAL REPORT:

Treasurer Bill Buff reviewed the Comparative Statement of Income for August 1997. The accountants had posted a depreciation adjustment for the August 1996 fiscal year. He discussed the Income Statement by each department.

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

To approve the August 1997 financial report as presented.

ITEMS FROM THE CONSENT AGENDA:

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

To approve the September 1997 Consent Agenda with the following addition:
Item 7. Architectural - Ward Request, tabled until Mr. Ward could be present at the meeting.

Add: New Business: Item 1. Tom & Jerry party.

Consent Agenda Item 1. Greenbelt Committee -- Division 3 Greenbelt Survey Presentation

President Dick Lombard announced the Town meeting this afternoon when the PUD and the Greenbelt Committee will present their programs.

Consent Agenda Item 2. Maintenance -- Budget and Income Recommendations.

President Dick Lombard has requested that the greens committee come up with some ideas to realistically improve the non-member dailies proposed budget for the 1997/1998 year. If the non-member dailies cannot be increased, expense items will have to be reduced. Various suggestions were proposed by the board. They requested that tee times off the first tee begin immediately. Terry O'Hara said there will be tee times on Sunday and rotation around the # 1 tee alternating, instead of waiting for the field to turn. The Greens Ad Hoc committee will meet Thursday, 9/25/97. Terry O'Hara will attend the special meeting and has several suggestions to make the course more "user friendly."

The greens committee will present their recommended winter rates to the board for approval.

Consent Agenda Item 5. Architectural Committee -- Renewal of Tillie Waldron's membership

Chair person Pat Feist requested that Tillie Waldron be placed back on the committee since she is feeling better.

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

The Board approves the Architectural Committees recommendation to renew Tillie Waldron's membership to the Architectural Committee.

Consent Agenda Item 6. Architectural Committee -- Request from Fire District #5 for a "Citizens Advisory Council" Volunteers.

Chair person Pat Feist said there was no response from the Architectural Committee and suggested presenting the volunteers request at the Town Meeting this afternoon.

Consent Agenda Item 7. Architectural Committee -- Ward Request.

Chair person Pat Feist recapped Mr. Ward's request to have his two lots assessed as one. This item has been tabled until Mr. Ward can be present.

Consent Agenda Item 4. Maintenance/Security Committee -- Anglia Beach Gate, Shut off time at night.

Chair person Doyle Wilcox read some recommendations from Brian at PPS (our security contractor).

1. Chain locking the walk-in gate at Anglia beach at night.
2. Lock up the rest rooms at night.

The board doesn't want the Anglia beach gate locked, since it denies members access to their property. The rest rooms are locked after October 1st.

Consent Agenda Item 3. Water Committee -- Dept. of Health Meeting, Complaints, and Responses

Committee member John Bykonen recapped Water Departments efforts to eliminate the low pressure at Division 2, Lot 185. The State of Washington Department of Health reviewed the entire water system. They wrote that were encouraged by the actions being taken by the water department, specifically at this lot. The water department will also interview the neighbors regarding their water pressure.

Break: 10:05 a.m.

EXECUTIVE COMMITTEE: The board of trustees is welcome to attend, including the Executive Sessions.

1. Personnel: There were the following Maintenance personnel changes; Austin Douglas resigned to attend school and Timothy Kuchnsky was hired permanently.
2. PUD: Town meeting September 20, 1997
3. Greenbelt Committee Proposal: also presented at the Town Meeting.
4. Non-daily Greens revenues: The ad hoc green's committee will meet this week to review the budget.
5. Request for waiver of finance charges: denied by the committee.
6. Fiscal Year 1997/1998 Breakdown of charges: presented at semi annual meeting in the same format as the Newsletter.
7. Curt Burnett: Dog Complaint Hearing.
8. Mr. Ward: Gas line easement through one of his lots, requests assessments be combined for his 2 lots.
9. Personnel Changes: Terry Moran has decided to resign her office position, because of the reduction of hours from 20 hours to 8 hours/week.

OLD BUSINESS:

Animal Control Memo: The current letters are coordinated with vice-president Gary Ayers. In the future members, will have a right to appeal to the Board of Trustees at a regular board meeting, rather than Executive Committee. This verbiage will be added to the master letters.

NEW BUSINESS:

1. Inn -- Tom & Jerry Party referred to the Inn Committee, the board will assist serving refreshments. A holiday newsletter will be sent to the members.

COMMENTS FROM MEMBERSHIP: None

CORRESPONDENCE: None

ANNOUNCEMENTS: President read the announcements

PUD and Greenbelt Town Meeting - September 20, 1997 at 2:00 p.m.

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

The Board will convene to closed session

CLOSED SESSION

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

The Board will reconvene to open session.

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

The Board will accept the motions from the closed session:

ADJOURN:

Motion made by Tr. Bill Buff, seconded by Tr. Ted Mason, and carried by the Board 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.

Mail Minutes to absent Board Members

GAIL TRAVIS BRADY

E231 St. Andrews Drive
Shelton, WA 98584
(360)427-1143

August 7, 1997

Board of Trustees
LAKE LIMERICK COUNTRY CLUB
E790 St. Andrews Drive
Shelton, WA 98584

RE: Lack of Water
Division 2, Lot 185
Lake Limerick Water ID No. 44150T

Dear Trustees:

Since June 5, 1996, through July 31, 1997, my residence has incurred 83 incidents of low water pressure, the size of a pencil or smaller, to no water at all. The longest time being without any water was five days.

*Not our
Problem*

This is not acceptable for my quality of life, health, and well being as a resident of Lake Limerick. I purchased my older, modest home in this community planning to live here the rest of my life.

I would like each of you to consider the following to see if you or your family would like to live the way this situation has and is forcing me to live:

DO YOU:

- Always check the bathroom water faucet to see if you have water before you flush the toilet?
- Save used toilet paper in a disposable container when pressure too low to refill the tank until such a time you really must flush or have pressure again?
- Come in from an outdoor activity to take a shower and do not have enough pressure to activate the shower head?
- Always make sure you have a teakettle full of water and keep extra bottles filled with water in the refrigerator and a carton of filled water bottles in storage?
- Keep a bucket of water stored in the shower in case you must flush the toilet in times of low pressure or no water?
- Rig a down spout when it is raining to collect enough water to flush the toilet?
- Discontinue any attempt to use your dishwasher and now do all dishes by hand?
- Prepare dinner with little or no water?
- Have house guests give up and leave after three days due to inconsistent ability get a drink of water, wash up, shower or flush the toilet?
- Maintain a routine laundry schedule?
- Always keep extra sprinkler can full of water for planter boxes?

Board of Trustees
LAKE LIMERICK COUNTRY CLUB
August 7, 1997
Page 2

If you answered no to any or all of the previous questions, then you have no conception of what I am experiencing with this water situation.

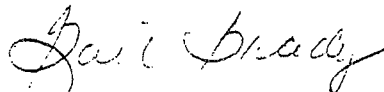
The covenants of our community for Division No. 2 state "Declarant will furnish water". It does not say intermittent, occasional, or a trickle - it states water. This covenant is not being met at my residence which is in violation of WAC 246-2090-235 for a Type A Water Distribution System requirement to maintain a minimum 30 psi pressure.

This is being brought to your attention because I was advised in July of 1996 to "just live with it", and further advised to "install my own water storage system". I feel both of these alternatives are unacceptable as I have been "living with it", and with regard to installing my own storage system, my resources are very limited, and I have paid, in advance one year, for water. I have not been accorded access to the same amount of water, pressure, or volume as other homes in our community, and this is an inequity I wish you to please keep in mind.

Further, you might think, why don't I just sell and move away? If you, as a potential buyer, were told of the water pressure problem, would you consider buying my home? Under the State Disclosure Law, a potential buyer would have to be informed of this situation.

I would like this problem resolved. I believe I have been more than patient, and I expect to receive a response from you and outline of an acceptable plan to deliver consistent, dependable water to my home.

Yours truly,



Gail T. Brady

cc: Lake Limerick Water Committee
State of Washington:
Dept. Of Health - S.W. Regional Drinking Water
Judy Passey, Environmental Specialist
Sandy Brentlinger, Water Quality Specialist
Denise Lahmann, Regional Engineer
Utilities & Transportation Commission - Engineering
Attorney General of Washington
Representative Peggy Johnson
Representative Tim Sheldon
Mason County:
Board of Commissioners
Health Services - Water Quality
Community Development - Utilities
Fire District No. 5
Stout Plumbing, Nathan Stout

LAKE LIMERICK WATER SYSTEM
E 790 ST ANDREWS DR
SHELTON WA 98584
(360) 426-3581

September 19, 1997

State of Washington
Department of Health
SW Drinking Water Operations
Denise Lahmann, P.E.
Regional Engineer
P O Box 47823
Olympia WA 98504

Reference: Letter, August 7, 1997, from Gail T. Brady

The referenced letter was received by the Lake Limerick Country Club, Inc. Board of Trustees and referred to the Water Committee for resolution.

Before any final action and response to Ms. Brady, your office requested a meeting with us to discuss the results of an inspection last year and to address the referenced letter.

Brady has indeed had problems at her residence ever since she purchased the home. The Water Department has been working with her for over two years to solve the problem. It is not something we have dismissed lightly.

When she first reported the problem in 1995 we immediately placed a vacuum breaker on her individual supply line. This helped some but the problem would not go away. Then we put a vacuum breaker at the high point on the main line close to her house. This seemed to solve the problem for quite some time. This work was done at no cost to her. Quite a few man hours were spent and equipment cost were absorbed by the water department.

In 1996 the Water Committee agreed to assist the golf course to provide water for irrigation during the summer, as the lake was being treated with weed killer and it was feared the water drawn from the lake might kill the grass. We isolated well #5 from the potable water system to supply the golf course. This well is just north about 1,000 feet from her property. With this well off line the problem really became severe. The Water Committee realized that in the future we would not be able to do this and informed the golf course that they should find another source if needed. The Water Committee apologized to the community for the inconveniences which occurred.

The pressure problem seemed to be in control beginning in 1997. The water system incurred a lightning strike at a well location and it damaged the well computer driver control network. All well and main control drivers were damaged and some lease phone lines were also damaged by the storm. The system was managed manually for approximately two weeks while repairs were made to the equipment by a supplier. The initial storm occurred July 22, 1997 and all systems were repaired and placed back in service August 1, 1997. August 6, 1997, another electrical storm struck and again our network was damaged. This time it was more severe and did more damage than before.

The system is now back on the computer network system and with the continual upgrading, and close system management, and some help from mother nature we should be able to control any problems.

At this present time we are having our Water System Plan prepared by Semcon, Mr. John Segerson, P.E. for submittal to the State. In the process of developing this plan, Mr. Segerson has done a hydraulic analysis for our system. This uncovered some high line velocities which indicated a negative pressure at times in our distribution system at points around the system loop. One place that is suspect is the main line running down St. Andrews Dr. past Ms. Brady's.

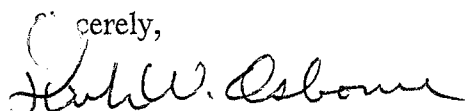
As our projected capital spread sheet shows we have included moneys for line loops and replacement of lines. With this data now being developed we will be able to focus our projections on the potential trouble spots for improvements.

The Lake Limerick Water Committee and water system employees are not attempting to excuse problems that occurred with our distribution system. We are receptive to the customers concerns and want to provide unquestionable service and water quality. The foregoing discussion of events have demonstrated why problems occur and shows we are responsive to our customers concerns. Failures do happen, and I doubt if we are alone as a water system having some problems along the way.

Ms. Brady's problem is a concern we want to resolve. I do not believe we are jeopardizing her health or quality of life with these occasional losses. We believe the usual duration of the problem is short, although I have not seen the documented events Ms. Brady spoke of.

We will continue to pursue this problem, not just for her alone, but any customer in the community who is experiencing a problem.

Sincerely,



Kirk Osborne

Water Committee Chairman

LAKE LIMERICK COUNTRY CLUB, INC.

cc: Ken Douglas
Water Committee
Board of Trustees
Gail Brady



*U Kirk
Water Comm
Ken
Diller*

STATE OF WASHINGTON

DEPARTMENT OF HEALTH

SOUTHWEST DRINKING WATER OPERATIONS

2411 Pacific Ave. • P.O. Box 47823 • Olympia, Washington 98504-7823

(360) 664-0768 • FAX (360) 664-8058

TDD Relay Service: 1-800-833-6388

September 15, 1997

Gail Travis Brady
E231 St. Andrews Drive
Shelton, Washington 98584

Subject: Lake Limerick Water System, ID #44150T, Mason County; Lack of Water Complaint

Dear Ms. Brady:

Thank you for your letter dated August 7, 1997, explaining the recent history of outages and low pressure to your residence. I know Environmental Specialist Vinnie Wright has discussed the situation with you more recently than our last conversation, and that things had seemed to improve.

On September 11, Ms. Wright and I joined Lake Limerick's engineer John Segerson and met with water system representatives Ken Douglas and Kirk Osborne. This was a follow-up visit to Ms. Wright's earlier sanitary survey. It gave me an opportunity to see the system, and all of us a chance to review the progress made in improving your pressure and service reliability.

We looked at the location of your service in relation to system sources, and were shown the vacuum breakers that have been installed at this high point in the system. We also reviewed the pressure recording charts from the device placed on your service. The operator has correlated the pressure change events to various source cycling events, to try and understand what may be affecting your water pressure.

I am encouraged by the actions being taken by the water system. They explained a strategy of continued monitoring of your service and additional improvements as may be indicated. Their engineer has also been involved in this. It appears that gains have been made in understanding possible causes of the problem.

Your communication of difficulties directly to the system and documentation of events is very appropriate and important.

Gail Travis Brady
September 15, 1997
Page 2

As improvements such as the new control system are put in place by the water system (as planned in the near future), glitches may occur and prompt notification will help in the solution to the problem. Also, I believe the water system is committed to continuing to monitoring your connection for some time, to make sure that your pressure remains adequate.

If you have further questions or concerns, please do not hesitate to contact me at 360-586-8733.

Sincerely,



DENISE LAHMANN, P.E.
WSDOH Regional Engineer

cc: Mason County Health Services
Kirk Osborne, Lake Limerick Water System
John Segerson, P.E.
Vinnie Wright, DOH

MEMO

DATE: September 3, 1997
TO: Gary Ayers , Vice President
FROM: Sheila Hedlund
REGARDING: Division 3 Lot 253, Dog Complaints

- The following is a summary of the complaints and letters to Mr. Jim Barnett:
No date 1st Complaint received from Dennis Mark
7/22/97 Warning letter sent by LLCC
8/15/97 2nd Complaint received by LLCC from Dennis Mark

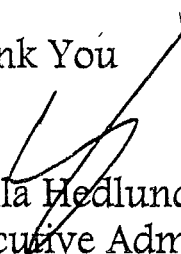
Mr. Mark's second complaint states that Mr. Barnett teases his dogs so that the other neighbors will write complaints against him.

To date only the following action has been taken against Mr. Mark:
8/97 1st Complaint received from Mr. Lloyd Smith
8/10/97 Warning letter sent by LLCC

Copies of these complaints and letters are attached.

I would like this issue presented to the Board of Trustees for determination on whether a penalty/fine letter should be sent or if this is a "neighbor" problem that should be left alone unless another member writes a complaint against Mr. Barnett.

Thank You


Sheila Hedlund
Executive Administrative Assistant
{a.k.a.: Doggie Secretary}
LAKE LIMERICK COUNTRY CLUB, INC.

q Dick Lombard, President

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

September 22, 1997

Jim Barnett
E 330 Ballycastle Way
Shelton WA 98584

1 FIRST CLASS
1 CERTIFIED, RETURN RECEIPT REQUESTED

Dear Mr. Barnett:

Lake Limerick has received a second complaint regarding the excessive barking from your dog(s). As stated in the letter sent to you July 22, 1997, a second complaint warrants a penalty of \$25.00.

These complaints were reviewed by the Board of Trustees at their regular meeting on September 20, 1997. The Board voted to approve the \$25.00 penalty as per the Animal Control Rules, voted on by the membership in April 1996. Please submit your \$25.00 payment to the Lake Limerick Office within two weeks of the date of this letter. If you wish to appeal this decision you may request a hearing with the Executive Committee within 5 days after the date of this letter. Failure to respond within the 5 day period will be deemed to waive your right to a review hearing.

This is not the type of business the Board likes to do. Please control your animals as outlined in the Lake Limerick Animal Control Rules.

Sincerely,

Gary Ayers
Vice President
LAKE LIMERICK COUNTRY CLUB, INC.

cc: Dick Lombard, President
Sheila Hedlund, Executive Administrative Assistant

MEMO

DATE: September 3, 1997
TO: Gary Ayers , Vice President
FROM: Sheila Hedlund
REGARDING: Division 3 Lot 309, Dog Complaints

- The following is a summary of the complaints and letters to Ms. Sandra Reilly
8/97 1st Complaint received from an anonymous caller
regarding unleashed dogs in the parks
8/10/97 Warning letter sent by LLCC
8/29/97 2nd Complaint received from Ms. Jennifer Deyette
regarding wandering and mean dog

Copies of these complaints and letters are attached.

I would like this issue presented to the Board of Trustees for authorization to send the first penalty/fine letter.

Thank You

Sheila Hedlund
Executive Administrative Assistant
{a.k.a.: Doggie Secretary}
LAKE LIMERICK COUNTRY CLUB, INC.

cc: Dick Lombard, President

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

September 22, 1997

Sandra Reilly
E 50 Balmoral Way
Shelton WA 98584

1 FIRST CLASS
1 CERTIFIED, RETURN RECEIPT REQUESTED

Dear Ms. Reilly:

Lake Limerick has received a second complaint regarding your dog being allowed to run free. As stated in the letter sent to you August 8, 1997, a second complaint warrants a penalty of \$25.00.

These complaints were reviewed by the Board of Trustees at their regular meeting on September 20, 1997. The Board voted to approve the \$25.00 penalty as per the Animal Control Rules, voted on by the membership in April 1996. Please submit your \$25.00 payment to the Lake Limerick Office within two weeks of the date of this letter. If you wish to appeal this decision you may request a hearing with the Executive Committee within 5 days after the date of this letter. Failure to respond within the 5 day period will be deemed to waive your right to a review hearing.

This is not the type of business the Board likes to do. Please control your animals as outline in the Lake Limerick Animal Control Rules.

Sincerely,

Gary Ayers
Vice President
LAKE LIMERICK COUNTRY CLUB, INC.

cc: Dick Lombard, President
Sheila Hedlund, Executive Administrative Assistant

LAKE LIMERICK COUNTRY CLUB

MEMO

Date: September 25, 1997

To: Dick Lombard, Board President
From: Gary Ayers, Board Vice President
cc: All Board Members

Dick:

Bona and I will be on vacation from October 20, 1997, to November 22, 1997. Bona has asked Marilyn Feist to fill in for her on the October 25th election.

Gary

LAKE LIMERICK COUNTRY CLUB

E. 790 ST. ANDREWS DRIVE
SHELTON, WA 98584
(360) 426-3581

September 20, 1997

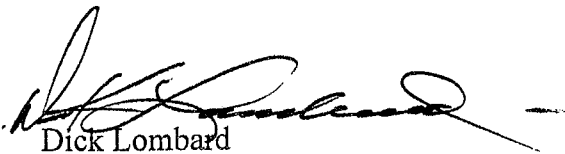
Curt Burnett
E. 481 Ballantrae Drive
Shelton, WA 98584

Dear Mr. Burnett:

As a result of the hearing with the Executive Committee of Lake Limerick Country Club, held on the above date, the committee found no cause to reverse the decision of the Board of Trustees to impose a twenty five dollar (\$25.00) for violation of the resolution regarding domestic pets.

Please remit the \$25.00 to the Lake Limerick office within two weeks from the date of this letter.

Sincerely,



Dick Lombard
President

cc: Board of Trustees
Legal File