



## **BOARD OF TRUSTEES - LAKE LIMERICK COUNTRY CLUB**

September 18, 1999 9:00 A.M.

**I. ROLL CALL:** Scott Carey

**II. APPROVAL OF MINUTES:** BOT Minutes of August 21 & 28, 1999

**III. FINANCIAL REPORT:** Bill Buff

**IV. CONSENT AGENDA:** (Committees)

Architectural Committee

Election Committee

Financial Advisory Committee

Greens Committee

Inn Committee

Lake/Dam Committee

Long Range Planning Committee

Maintenance/Parks Committee

Nominating Committee

Security Committee

Water Committee

Youth Committee

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

### **ITEMS FROM CONSENT AGENDA:**

1. Inn Committee – Sunday Closure Restaurant
2. Hall Rental Fees
3. Arch- Inarrears accts..
- 4.

### **V. OLD BUSINESS:**

1. Water Committee – Meter Status
- 2.

### **VI. NEW BUSINESS:**

- 1.
- 2.

### **VII. EXECUTIVE:**

1. Maintenance Resignation
2. Hires on Golf Course

### **VIII. COMMENTS FROM MEMBERSHIP:**

### **IX. CORRESPONDENCE:**

1. Leigh Bacharach

### **X. ANNOUNCEMENTS:**

### **MOTION TO CONVENE TO CLOSED SESSION:**

1. Communication with Legal Counsel
2. Personnel Matter

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

### **XI. 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.)

### **XII. MOTION TO RECONVENE TO OPEN SESSION:**

### **XIII. 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.)

### **XIV. MOTION TO ADJOURN MEETING:**



## **LAKE LIMERICK COUNTRY CLUB, INC,**

790 E. St. Andrews Drive

Shelton, WA 98584

Phone (360) 426-3581, Fax (360) 426-8922, e-mail lakelim@hctc.com

### **BOARD OF TRUSTEES September 18, 1999**

#### **ROLL CALL:**

President Dick Lombard called the meeting to order at 9:00 a.m. Trustees attending the meeting are, Vice President Darrell Winans, Secretary Scott Carey, Treasurer Bill Buff, Trustee Ruby Bailey, Trustee Gene Metz, Trustee Nan Stricklin, Trustee George Buckley, Trustee Esther Springer-Johannesen, and Trustee Mary Lou Trautmann.

Trustee absent is Trustee Don Cox.

#### **APPROVAL OF MINUTES:**

**Motion** made by Tr. Mary Lou Trautmann, seconded by Tr. Darrell Winans, and carried by the Board as follows:

The Board of Trustees approved the minutes of August 21, 1999 as presented.

**Motion** made by Tr. Bill Buff, seconded by Tr. Nan Stricklin and carried by the Board as follows:

The Board of Trustees approved the special budget meeting minutes of August 28, 1999 as presented.

#### **FINANCIAL REPORT: Bill Buff**

Treasurer Bill Buff recapped the August 1999 LLCC Financial Report year-end. Each department was reviewed with the board.

**Motion** made by Tr. Scott Carey, seconded by Tr. Gene Metz, and carried by the Board as follows:

The Board of Trustees approved the July 1999 financial report with the following correction: Major Committee-Board Report, there are 12 used restaurant tabletops and bases, not 15.

Treasurer Bill Buff discussed the capital budget expenditures for 1999-2000. The expenditures were significantly less than anticipated.

**Motion** made by Tr. Darrell Winans, seconded by Tr. Esther Springer Johannesen, and carried by the Board as follows:

The Board of Trustees approves the August 1999 Consent Agenda with the following additions: 4. Golf Revenue.

## **ITEMS FROM THE CONSENT AGENDA:**

### **Consent Agenda Item 1. Inn Committee – Sunday Closure Restaurant**

Inn Chairperson Mary Lou Trautmann said Chef Andreas recommended closing the Restaurant on Sundays during the winter. The Lounge would remain open and serve soup and sandwiches. Mary Lou took a phone vote with the Inn Committee and they agreed with the winter closure.

**Motion** made by Tr. Mary Lou Trautmann, seconded by Tr. George Buckley, and carried by the Board as follows:

The Board of Trustees approved the Inn Committee recommendation; effective the first Sunday in October 1999 the restaurant will be closed on Sundays. The lounge will remain open.

### **Consent Agenda Item 2. Inn Committee – Hall Rental Fees**

Inn Chairperson Mary Lou Trautman discussed raising the Hall Rental Fees with the board of trustees.

**Motion** made by Tr. Scott Carey, seconded by Tr. Ruby Bailey, and carried by the Board as follows:

The Board of Trustees accepts Chef Andreas' recommendation for member hall rental changes, except for increasing the member hall rent fee, pending approval of the Inn Committee.

**Motion** made by Tr. Scott Carey, seconded by Tr. Ruby Bailey, and carried by the Board as follows:

The Board of Trustees, pending approval of the Inn Committee, accepts Chef Andreas' recommendation for public hall rental changes, including increasing public hall rental fees to \$600.00 effective October 1<sup>st</sup>, 1999, with the exception that providing their own food will not be allowed.

Inn Chairperson Mary Lou Trautman will call a special Inn Committee meeting Saturday, September 25<sup>th</sup> at 9:00 am to discuss the Catering Policy changes.

### **Consent Agenda Item 3. Architectural Committee – In Arrears Accounts**

President Dick Lombard had attended the last Architectural Committee meeting. Two members would have been denied Architectural permits due to unpaid LLCC accounts. Both members took care of their LLCC obligations and were issued the permits.

### **Consent Agenda Item 4. Greens – Golf Revenues**

Scott Carey discussed the increased Golf revenues. He commends the board for suspending league play on weekends which resulted in more public dailies. The greens staff has made improvements to the course, resulting in positive comments and speeded up play.

## **OLD BUSINESS**

### **1. Water Committee – Meter Status Report**

Water Chairperson Kirk Osborne reported the computer-billing program is installed and the meter readings can be invoiced through the LLCC Business Works system. The water meter monthly average usage report will be given to the Board starting November. The meter reading system will be tested for one year before the members are billed for actual meter usage.

## **NEW BUSINESS:**

### **1. Water Radio Transmitters – Bill Buff**

Treasurer Bill Buff reported the Key Bank meter loan was approved for \$151,129.55. The meters project is completed and \$111,104.55 of the loan has been drawn, leaving a balance available if needed by the Water Committee. The wells use telephone lines to communicate between the wells and one line is down at present. These lines are affected by lightening strikes and are not very efficient. The Water Committee has included \$23,500.00 for Radio Modems in their 1999-2000 capital budget to replace the telephone lines. This is a priority expense, and the balance of the meter loan could help with the cost.

Water Chairperson Kirk Osborne said he is getting additional bids on radio transmissions, and hard wiring systems. He noted LLCC would have to apply for a radio license and assigned radio frequency, etc. Kirk Osborne and Water Treasurer Gary Ayers can make the paper work on radio transmissions available to Gayle Weston at the Key Bank using the original Radio Modems Bid from Control Solutions.

**Motion** made by Tr. Esther Springer Johannesen, seconded by Tr. George Buckley, and carried by the Board as follows:

The Board of Trustees requests the Water Committee use the remaining balance of the Key Bank meter loan and apply it to the well transmission system, pending the Water Committee approval.

## **2. CPR Trauma**

Mary Lou Trautmann said a Compliant Cardio Program costing \$250.00/ month could be purchased, but not recommended by the Inn Committee. There is a CPR Class available at \$30.00/person to be held Monday or Tuesday evening. LLCC will pay for employees' at a cost of \$30.00. The class is available for anyone that wishes to sign up.

## **EXECUTIVE:**

### **1. Maintenance Resignation**

Maintenance employee Austin Douglas submitted his resignation as of 9/24/99. The Maintenance Department will not be filling the position at this time.

### **2. Hires on Golf Course**

Zack Nichols and Doug Woodruff are seasonal employees.

## **COMMENTS FROM MEMBERSHIP:**

None

## **CORRESPONDENCE:**

Secretary Scott Carey received a letter from Jim McFarland, which was forwarded to the Lake Dam Committee. The Relay for Life, and Breast Cancer representatives each sent thank you notes for the LLCC donations. It should be noted the "39 and Holding" Golf Club donated \$1,500.00 to the Breast Cancer Foundation. Trustees were given a copy of a letter from Mrs. Leigh Bacharach, who complained about various aspects of the proposed budget. Treasurer Bill Buff will respond.

## **ANNOUNCEMENTS:**

There have been 103 absentee ballots returned as of today.  
The Halloween Dance is October 30, 1999.

Recess

**Motion** made by Tr. Darrell Winans, seconded by Tr. Mary Lou Trautmann and carried by the Board as follows:

The board of trustees convenes to closed session to discuss matters regarding (a) Communication with legal counsel, and (b) personnel matter.

**Motion** made by Tr. Scott Carey, seconded by Tr. Esther Springer Johannesen and carried by the Board as follows:

The Board of Trustees reconvenes to open session, there were no motions in the Executive Session.

**Motion** made by Tr. George Buckley, seconded by Tr. Mary Lou Trautmann and carried by the Board as follows:

The board of trustees adjourns the meeting at 10:30 am.

Respectfully submitted, Scott Carey, Secretary  
Preliminary Minutes not approved by the Board of Trustees, for review only.

Lake Limerick Country Club, Inc.  
790 E St. Andrews Drive  
Shelton, Washington 98584  
(360) 426-3581  
FAX (360) 426-8922  
Water Department  
E-mail Lakelim@hctc.com

Sept. 23, 1999

Richard Weston  
510E Way to Tipperary

Subject: Water Committee

Dear Dick,

Thank you for your response to my letter of Sept. 14th. I am regretfully accepting your resignation. You are the right kind of a person to be involved with the water committee. I was hoping that you would be able to arrange your schedule to be part of the water committee. We will be hard pressed to find a suitable replacement. Thank you again for the inputs that you did make and I hope at some time in the future you will be able to extend your knowledge and expertise in helping the community.



Kirk Osborne  
Water Committee Chairperson  
246-0325

cc Water Comt.  
BOT  
whole set -  
9-27-99

September 21, 1999

Kirk Osborne, Water Committee Chairperson  
790E Saint Andrews Drive  
Shelton, WA. 98584

Subject: Water Committee Membership

Dear Kirk,

I am in receipt of your letter dated 9/14/99 regarding my attendance of the water committee meetings or better yet my lack of attendance. My apologies to you in this matter and please convey my apologies to the other committee members. I have been extremely busy both at work and home this summer. We are short staffed at work and I had to replace my roof at home. Please consider this my resignation so you can persue filling my position on the committee without further delay.

In hindsight I probably should not have let my name stand for election due to scheduling conflicts. That is, however, water under the bridge, so once again please accept my apologies for any inconveniences my absences may have caused.

Sincerely,

A handwritten signature in cursive script that reads "Richard Weston".

Richard Weston

Lake Limerick Country Club, Inc.  
790 E St. Andrews Drive  
Shelton, Washington 98584  
(360) 426-3581  
FAX (360) 426-8922  
Water Department  
E-mail Lakelim@hctc.com

Sept. 14, 1999

Richard Weston  
510E Way to Tipperary

Subject: Water Committee

Dear Dick.

I am perplexed with your lack of interest with the function of Lake Limerick Water Committee. You have been elected by the owners of this community and I am sure they did so because they thought you could contribute to the community.

The only time this year that you were in attendance was in May, when I called and asked you to attend. Since that time, four monthly meetings have passed, and the committee, nor the office has not heard from you. I do not know if you check your folder or not.

At this time I believe you need to make a commitment to the Water Committee either to involve yourself somehow or elect to submit a letter of resignation so that the committee can move forward and appoint a replacement to fill out your term.

I have not discussed this action on my part as of this writing. I want to receive a response from you before I move ahead to address this at the next regular meeting Oct. 11.



Kirk Osborne  
Water Committee Chairperson  
246-0325



# Control Solutions

*no copies - water com. file*



A. Clark Sann P.E., Owner  
P.O. Box 2237  
SE 2361 Arcadia Road  
Shelton, WA 98584  
(360) 427-3139 (360) 427-3185 Fax  
csann@earthlink.net

October 21, 1998

Mr. Kirk Osborne  
Lake Limerick Country Club, Inc.  
E 790 St. Andrews Drive  
Shelton, WA 98584

*Water Committee  
BOT  
Gayle Weston  
Key Bank  
9-20-99*

Dear Mr. Osborne:

I am pleased to provide you with a new quotation for the replacement of telephone lines with radio modems. Based on my recent experience with the radio modems I utilized for the City of Shelton's water system, I have been able to lower your costs in several ways. The radio costs are lower than the radio initially quoted, no site survey will be required, and installation of the radio modems is included with this cost estimate.

Please call me at any time if you have any questions about this quotation. Please note, however, that I will be out of town from October 25 to November 8.

I have also included a copy of my previous quotation for the upgrade of wells 3, 4, and 5. While costs for this equipment have increased somewhat, I will continue to honor my earlier bid unless there are further equipment cost increases. I do not anticipate further increases in the next several months.

I have enjoyed working with Lake Limerick in the past and look forward to hearing from you in the near future.

Sincerely,

CONTROL SOLUTIONS

A. Clark Sann P.E.

Attachments:

Quotation for Radio Modems  
June 19, 1998 Quotation for Upgrade of Pump Station Monitoring System

RECEIVED OCT 22 1998

Licensed Professional Electrical Engineer  
Custom Computer and Database Programming  
Microsoft Certified Professional Solution Developer  
Computer Programming For Industrial Control, Programmable Controller Programming  
Visual Basic Programming, Industrial Controls, Data Communications, Computer Telephony, Training

CATERING POLICY'S FOR 2000  
(As of 1-1-2000)

MEMBERS

Hall rent.....\$300.00  
(wavered if food exceeds \$1400.00)

Cleaning Serves Charge.....\$100.00  
Security Deposit (100% refundable).....\$300.00

Alcohol can be purchased from LLCC or provided by renter with proof of a Washington State Liquor Permit and the hiring a LLCC bartender at \$15 an hour.

ALL LIQUOR LAWS MUST BE UPHELD

PUBLIC

Hall rent.....\$600.00  
(Wavered if food exceeds \$1400.00)  
Cleaning Serves Charge.....\$100.00  
Security Deposit (100 % refundable).....\$300.00

Public must purchase alcohol from LLCC.

Both members and public are allowed to provide there own means of food as long as none of LLCC ovens, refrigeration, dish's, utensils or crew are to be involved or responsible.

Food may also be purchased from LLCC



*Lake Limerick Country Club*  
790 E St. Andrews Dr.  
Shelton WA 98584  
(360) 426-3581  
Fax (360) 426-8922  
e-mail lakelim@hctc.com

September 20, 1999

Leigh Bacharach  
20 E Aycliff Dr  
Shelton, WA 98584

Dear Leigh Bacharach:

In response to the correspondence that you submitted to the club on 09/12/99 I am going to take this opportunity to respond on behalf of the Board of Trustees. At the Board Meeting of September 18, 1999 your letter was given to all of the Board Members to review. I requested that if any of the Members or Committee Chair members wanted to also comment on behalf of their Committee that I would surely also pass that along with this response. You will see any of their comments at the end of this letter.

Since you listed your concerns in Bullet Format I will answer them in the order they were presented.

1. The 5% increase is recommended by the Board of Trustees. It is the membership approval of the Budget that determines whether or not it is assessed. All of the members of Lake Limerick have the final word on whether or not the 5% increase is assessed by their vote at the October Annual Meeting.
2. Enclosed is a full set of financials that will give you complete detail on the Administration Income and Expenses.
3. The Golf Course is a Lake Limerick amenity that every member agrees to maintain by purchase of their property they sign a Declaration of Articles and by-laws acknowledgment document. This informs anyone who purchases property at Lake Limerick that they are in agreement with these Covenants and Restrictions. These documents bind the Board of Trustees, which the members elect each year, to maintain all of the common properties of the community. Again the members by their vote in October can direct the Board of Trustees to submit a new budget for their approval. The Golf Course is a nine-hole course, which is maintained by two Full Time and two Part Time personnel. I can assure you that the Committee Chairs as well as the Board of Trustees have had many lengthy discussions concerning the deficit this entity constantly demonstrates. This year the Board of Trustees authorized the raising of the rates for members and the public to hopefully meet the numbers forecasted.
4. As for the Architectural Department, the only source of income for this department is fines and fees for construction applications. We have one Part Time staff person to administer these field inspections.
5. I'm glad to see that you agree with the Lake Dam/Lake Management, Maintenance, Youth & Parks should be funded as submitted to the membership for approval. These areas are maintained by three Full Time personnel.

6. As you say for this next issue it is a "BIGGIE". Each year the Board of Trustees along with the Inn Committee Chair struggle with keeping the expenses down for the Restaurant & Lounge. You will see a comment from the Committee Chair at the end of this response. We (the members) again are responsible to keep these amenities open. The only way that we could even consider closing the Restaurant & Lounge would be by a membership vote that was unanimous. Very unlikely. The actual cost to each member at the forecasted deficit is only \$1.80 per month per member. I don't think you will ever find another Country Club in the US that you can be a member of and only pay \$1.80 a month to have a full service Restaurant & Lounge available for the members pleasure.
7. Security is being maintained by the membership. As for the incidents that you describe in your correspondence, our security was on the parks by you, at Aycliff and Ballantrae, all summer. If you ask your neighbors there were less incidents than previous years and the parks were only accessible to members who had membership cards clearly identifying themselves. I know that you may not see the security but those who are not conducting themselves in an orderly manner have surely not only seen our security but have been spoken to accordingly. In a situation as you describe concerning a suspicious person it was right that the office staff instructed you to call the Sheriff. Our security in a situation such as that would also call for Police backup. He is a security officer not a Police Officer which limits his authority in certain areas concerning public confrontations. He certainly does not have the authority to stop people on our streets that are considered Mason County Roads and can not issued traffic violations.
8. I am again glad that you are in approval of our Social Budget. The Committee Chairs as well as the Board of Trustees try to provide the membership at least with three major events each year at a minimal cost to the membership. To expect to break-even in a community social event given for the pleasure of the membership is unrealistic.
9. The question on the Water Budget is understandable. First the annual charge for water at Lake Limerick is \$161.00 for all of the water you want to use. If you have spoken to anyone in Olympia or any other surrounding community you would have to agree this is more than reasonable. The meters have been put in the budget last year and therefore there is not direct additional charge for their purchase, which will be assessed, to each member. The Water Meter billing is not enacted yet since the meters have just recently been installed at all of the properties. The water department maintains one Full Time person that will be responsible for reading the meters on a quarterly basis in the year 2001. The \$23,500 for radio communication that you inquired about is for transmission of signals from our 6 Water Towers to the central computer that maintains the proper water level, pressure and alerts our staff of any malfunction. Currently our communication is by telephone line, which has been less than desirable.
10. Your last statement was that you request that the Board of Trustees start running this place as a business and stop losing money. Under the confines of our by-laws and Articles I would welcome you to join us in developing a plan that would accomplish this task. We have had three Audits by independent agencies as you suggested and they have found that we are in compliance in all areas of our budgeting and operational accounting. As for hiring an independent efficiency agency for probably \$5,000 or more would just be that much more we would have to expend in our Administration Budget of \$240,092 which you said is outrageous.

The Board of Trustees welcomes and urges your attendance at our next meeting to discuss any of the above areas in detail. It is our obligation as volunteering elected officials of the membership to address the concerns of the membership and make every attempt to keep the membership informed as to the financial status of Lake Limerick Country Club.

Sincerely,  
Bill Buff  
Treasurer  
Lake Limerick Country Club

Enc.: Bill,

Here are some of my thoughts regarding the letter hope it's of some use.  
Mary Lou Troutman, Trustee and Inn Committee Chairperson

The reason most people purchased property at Lake Limerick is because of the amenities, golf, lake and restaurant & lounge. Yes it does cost us money to have all this but we knew that before we purchased. The value of our homes would surely go down without all these amenities. As for the restaurant & lounge they are only open 5 days a week and then only for dinner. We are not open to the public so we are dependent on our members for its use. If more members used the restaurant you would see less of a loss. Regarding social events we try to keep them at a minimal cost or no charge. These activities are to bring the community together hoping more people will become involved in their community.

How many times have you been to the restaurant or activities this past year?

Enc.: Financial Reports MTD & YTD August 1999  
Cc: Board of Trustees

CLBOT 9-17-99

Lake Limerick Country Club  
790 E St. Andrews Dr.  
Shelton, WA 98584

To Whom it May Concern,

I have recently received in the mail the election issue newsletter that you produced. As a homeowner at Lake Limerick for the past 6 or so years, I am continually frustrated by the budget newsletter you send out each year. After years of ranting and raving to whomever may be around my home at the time I get the budget information, I have decided to rant and rave to the people who are responsible. As a small background, I am a Fiscal Technician for the State of Washington, and I am responsible for multi million dollar budgets, so I do have an idea of what I speak.

My first question to you is: What are you thinking????? What kind of organization asks for an extra 5% increase in dues when they are operating with such blatant inefficiencies? What inefficiencies am I referring to? Well here goes.

- Please provide us with a DETAILED account of the \$240,092.00 spent in administration costs. (there are not that many permanent employees at LLCC)
- The golf and architectural should NEVER operate over revenues collected. (If you know they overspend every year, raise the fees.)
- Lake management, lake/dam, maintenance/parks, all should be funded as needed.
- Ok, the biggie, if an operation that raises money runs at a loss every year, STOP it! I cannot tell you how furious it makes me to see the restaurant/lounge lose money year in and year out. If it were a private business it would be bankrupt by now. Find out why the restaurant loses money and fix it. How can you ask us to pay more in dues when it is predicted to lose \$29,630.00 next fiscal year?
- Another biggie, \$20,950.00 for security. What security? I have seen a security person once, at the general store doing some sort of cash transaction in the parking lot with a bunch of kids, a couple of years ago. I had the occasion to call your office the first year I lived here asking for a security person to come by and check on a suspicious person, and was told to call the sheriff. The beach by my home is full of thugs, my neighbor's cars and houses are being robbed, people are walking off the street into my back yard, teenagers are smoking and partying in the street at all hours of the night, people are doing donuts in the intersection of Mason Rd. and Balentrae, and people are taking the corner of Aycliffe and Balentrae at well over 25mph. If there is a security person where are they? What do they do? I would be more than happy to pay for security, but there need to be results!
- It would be nice for the social events to cover their costs with their revenue, but an over charge here and there would not be then end of the world. Events are what make a community.
- I thought that the raise in water charges to \$113.00? per year was going to be it until the meters were in place. Is this a money grab? Also, I would like a detailed account of how we are going to be charged for water with the new meters, and who is going to be responsible for all of the reading and billing. What exactly is the \$23,500.00 expenditure on radio communication?

Well, that's my rant and rave. I feel it is time for our budget to be run responsibly. To stop pandering to special groups, and to STOP losing money. Oh, and please hire an independent auditor, and maybe an independent efficiency expert.

Please feel free to contact me with any questions, responses you may have.

Leigh Bacharach  
20 E Aycliffe Dr.  
Shelton, WA 98584  
(360) 427-5036  
[bacharal@evergreen.edu](mailto:bacharal@evergreen.edu)

Leigh Bacharach