



LAKE LIMERICK COUNTRY CLUB, INC.,
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BOARD OF TRUSTEES
July 20, 2002 at 9:05 a.m.

President Jack Betterley called the meeting to order at 9:05 a.m.

ROLL CALL:

Trustees attending the meeting were President Jack Betterley, Treasurer Bill McDonald, Secretary Pat Chaussee, Trustee Bob Dunlap, Trustee Chuck Hancuff, Trustee Don Cox, Trustee Vern Harris, Trustee Keith Smith, and Trustee Don Nichols. Vice President Tom Taylor was excused. Trustee Darrell Winans was excused.

Also attending the meeting were Water Chairman Kirk Osborne, General Manager George Duffin, and Employee Debbie Soares.

Guest attending was Pat Feist.

APPROVAL OF MINUTES:

Motion was made by Treasurer Bill McDonald, seconded by Tr. Bob Dunlap, and carried by the Board as follows:

The Board of Trustees approved the Minutes of June 15, 2002, as corrected.

FINANCIAL REPORT: Bill McDonald

1. Treasurer Bill McDonald reviewed the Financials.
2. Treasurer Bill McDonald reviewed the Budget Summary. Work on the new budget has begun, possibly \$60,000.00 will be needed in capital improvements. Will try to have the final budget done by the end of next week. Jack Betterley invited the Board of Trustees to the next Executive Committee meeting to discuss the budget.

Motion was made by Tr. Chuck Hancuff, seconded by Secretary Pat Chaussee, and carried by the Board as follows:

The Board of Trustees approved the July, 2002, Financial Report.

CONSENT AGENDA

1. Jack Betterley submitted a letter from Rob Wilson-Hoss regarding property owned by Mathews, Division 5 Lot 7. The property was in the process of tax foreclosure, but owner's then declared bankruptcy thus the foreclosure process was discontinued. Lake Limerick Country Club, Inc. was asked if they wish to accept a Quit/Claim Deed for the property, and to pay the back taxes owing to the Mason County Treasurer of

\$1400.00. Rob Wilson-Hoss has sent a letter to Mathew's attorney asking if they are interested in deeding their interest to Lake Limerick Country Club, Inc., assuming the title is cleared. The debt owing to Lake Limerick Country Club, Inc. for this property is \$922.87. The total cost would be approximately \$2400.00 outstanding for this lot.

Motion was made by Secretary Pat Chaussee, seconded by Treasurer Bill McDonald, and carried by the Board as follows:

To ask Remax to get a market analysis for Lot 7 Div 5.

OLD BUSINESS

A. COMMITTEE CHAIR REPORTS

1. EXECUTIVE COMMITTEE

- a. Jack Betterley reported the Executive Committee had passed a motion that the Water Manager not be allowed to take the truck home after work and on weekends. In the event that employees are called on an emergency after normal working hours, they will be compensated with mileage determined by the standard I.R.S., which is currently 36.5 cents per mile. Kirk Osborne defended the decision by the Water Committee to allow the Water Manager the use of the vehicle. Jack Betterley stated the truck usage averaged \$7.30 a day, over 5,000 miles a year, which averages to approximately \$1,800.00 a year. The Executive Committee had decided that there was not \$1,800.00 worth of emergency services needed. The Board of Trustees concurred with the Executive Committee decision.

Motion was made by Tr. Vern Harris, seconded by Secretary Pat Chaussee and carried by the Board as follows:

Regarding vehicle usage, the Board of Trustees accepts motion as recommended by the Executive Committee.

- b. A letter of recommendation was received from the Pro Shop Committee to purchase the Pro Shop and cart inventory and to hire Terry O'Hara as Manager. The Executive Committee decided to hold the Manager position open for another month to allow others to apply for the position. Bill McDonald questioned whether it was prudent to purchase all eight older carts verses leasing new carts. It would be a \$12,500 cost to capital budget verses a leasing expense. He suggested that Terry O'Hara could attempt to sell the eight carts without Lake Limerick Country Club, Inc. having to purchase them. Terry O'Hara has requested that \$17,000.00 of inventory be purchased, but his contract states that only up to \$5,000.00 of inventory needs to be purchased. The club has not received a listing of actual inventory. Jack Betterley questioned how much the Pro Shop loses every year. Bill McDonald stated the first year it would be \$91,000.00 annual subsidy, every year following would be approximately \$60,000.00 to \$65,000.00. A discussion was had as to alternative ways to run the Pro Shop. Jack Betterley requested a

delay in the decision until the Board of Trustees receives more information regarding the inventory and golf cart purchases to find out cost per year. Bill McDonald made a commitment to talk to Terry O'Hara regarding purchasing inventory and golf carts.

Motion was made by Treasurer Bill McDonald, seconded by Tr. Bob Dunlap and carried by the Board as follows:

To delay Pro Shop management decision until next Board of Trustees meeting.

2. ARCHITECTURAL COMMITTEE

Pat Feist reported a letter was sent to Board and Architectural Committees regarding boat speeds. The letter requested the speed for pulling tubes be returned to 8 miles per hour from 15 miles per hour to reduce wake. Jack Betterley reviewed a motion made in the Architectural Committee and sent to the Board of Trustees regarding this issue. A motion was made by Bill McDonald and Pat Feist and seconded by Charmaine and passed as follows: The Lake/Dam committee will perform a survey on wake/shore damage in respect to the letter (various speeds and boat types when pulling a float tube) and report findings and recommendations to the Architectural Committee in writing next month. Motion was passed to go back to Lake/Dam Committee to do test of the two speed limits to find out which speed limit produces less wake. Jack Betterley stated the Lake/Dam Committee feels that if the boat goes faster it's a lower plane and less wake. The Lake/Dam Committee will conduct the test and forward results to Architectural Committee.

3. LAKE/DAM COMMITTEE

Jack Betterley reported the The Lake/Dam Committee had built a Securities Committee to deal with vandalism at Anglia Beach, they turned this over to Maintenance Committee. In the process, it was found that, in 1998, a 5 Step Proposal was presented to the Board of Trustees to put security fences around each beach. The first phase had been completed (the installation of the gate at Anglia Beach with keypad), but the second phase was not completed due to lack of funds. All gates and bathrooms were to have access cards. Jack Betterley reviewed the original proposal: LLCC Security Committee, Capital Improvement Proposal #1 (see attached). The program used would be the proximity card system from Electracomp. The long-range plan would be to fence off all beaches using the access card system. Jack Betterley also stated Lake Limerick Country Club, Inc. is beginning to take applications for park hosts to bring their trailers into the parks to stay and protect the parks. Jack Betterley would like to see the boat ramp at Anglia Beach opened as soon as possible, and the boat ramp at Banbury Beach closed.

Motion was made by Treasurer Bill McDonald, seconded by Secretary Pat Chaussee and carried by the Board as follows:

The Board of Trustees will direct Neil Jones to check into the cost of the Proximity Card Reader program, software and hardware, and report back to Jack Betterley with estimate. There will be a Board of Trustees vote by phone to decide whether to proceed, depending on cost.

4. MAINTENANCE

- a. Don Nichols discussed security.
- b. During Maintenance Committee meeting, some young men gave a presentation for skateboarding and bicycling park. They showed examples from the internet of what they would like to do. A subcommittee was formed to proceed with construction.
- c. Maintenance Yard: waiting for the results of a survey to move fence.
- d. Steel doors to be installed on restrooms, 5 sets will be purchased at a price of approximately \$5,000.00.
- e. Abatement of septic tanks at the Pro Shop: George Duffin stated the plates were broken, and screws stripped which result in the foul smell. They will be replaced but the process is difficult.

5. WATER COMMITTEE

Kirk Osborne reported there was a meter reading problem last month, and also, the water software program was not working properly. He thinks the software problem is being resolved, and they are working on getting the meter readings done in a more timely manner.

6. INN COMMITTEE

Bob Dunlap reported that the new stove has not yet arrived, and the new chef has started.

7. MANAGERS REPORT

- a. George Duffin submitted the Manager's Report (please see attached).

B. LIST/REVIEW PAST COMMITMENTS

1. Inform employees how to use House Rules of Conduct. Review total employee guidelines with each employee and give them a copy (George Duffin). Will be done by June 28th. Done.

NEW BUSINESS:

None

BOARD EDUCATION:

Chuck Hancuff stated that Lake Limerick Country Club, Inc. was originally a campground with no HUD approval. If anyone wanted a reverse mortgage, it was not possible. He has found that with Fannie Mae, however, it is possible to get a reverse mortgage on your property. An application is acquired from a mortgage company and they send out an appraiser and inspector to determine the value. You can get up to 60% of value. Upon demise of a partner, the other partner can stay. There is a note against the property, the title stays in your name. When both pass away, the house will be sold and loan paid off. He will put this issue in the next newsletter.

REVIEW COMMITMENTS:

1. George Duffin to ask Remax to get a market analysis for Lot 7 Div 5.
2. Bill McDonald will talk with Terry regarding purchasing inventory and golf carts.
3. A telephone vote will be made by the Board of Trustees after researching the cost of card reader.

COMMUNICATIONS:

1. Pat Chaussee read thank you letters from the Saints Pantry and Visiting Nurses Foundation charities for money donated by Lake Limerick Country Club, Inc. and the Swing Fever Band, and read a thank you note from Morning Star Arms Club regarding their Officer Installation dinner.
2. Jack Betterley thanked Bob and Debi Dunlap for the flags placed around the Lake Limerick community on the Fourth of July.
3. Jack Betterley feels communications need to be worked on with members. Information needs to get out to members regarding what the Board of Trustees are doing and what is being worked on. Bill McDonald would like to find a resolution as to how to inform renters of what is happening, as the owner's of property are not keeping them informed. Pat Chaussee suggested requiring owner's to inform Club of who their renters are. Jack Betterley stated this had been attempted in the past, but the owner's were not cooperative. Don Cox suggested an email newsletter. Pat Feist suggested a monthly newsletter distributed locally.

ANNOUNCEMENTS

Upcoming Poker Run on August 10th.

ALL MOTIONS PASSED THIS SESSION:

Motion was made by Treasurer Bill McDonald, seconded by Tr. Bob Dunlap, and carried by the Board as follows:

The Board of Trustees approved the Minutes of June 15, 2002, as corrected.

Motion was made by Tr. Chuck Hancuff, seconded by Secretary Pat Chaussee, and carried by the Board as follows:

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The Board of Trustees will direct George Duffin to check into the cost of the Proximity Card Reader program, software and hardware, and report back to Jack Betterley. There will be a Board of Trustees vote by phone to decide whether to proceed, depending on cost

MOTION TO CONVENE TO CLOSED SESSION:

Motion was made by Treasurer Bill McDonald, seconded by Tr. Vern Harris and carried by the Board as follows:

To convene to closed session.

MOTION TO ADJOURN MEETING:

Motion made by Treasurer Bill McDonald, seconded by Secretary Pat Chaussee and carried by the Board as follows:

The Board of Trustees adjourned the meeting at 11:15 a.m.

Respectfully submitted,
Pat Chaussee
Secretary

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

#3 Lake/Dam

LLCC Security Committee Capital Improvement Proposal #1

- 1) Fence Banbury Park, close to drive through traffic. Install proximity card reader and 4' walk-thru gate (see attachment).
\$7,340.00 including utility upgrade and 300 proximity cards.
- 2) Upgrade Anglia Beach gate code system to proximity card readers.
\$2,000.00 including exit loop.
- 3) *Done* Install two additional light poles with vapor lights at Anglia Beach.
\$0.66 per day includes PUD installing the poles.
- 4) Install motion lights with security camera enclosures at Anglia Gate, Anglia Bathroom, and Anglia spillway/dock.
\$400.00 (approx).
- 5) Start a park host program at Anglia Park.
\$0.00 (power, phone, septic, water, and garbage are already in place).

Total Cost of Proposal 1

\$9,740.00

It is the feeling of this committee that these capital improvements need to be supplemented with increased park security (security with the ability to take action), firm policies in place to deal with members who abuse park privileges, and a "zero tolerance" attitude among members/community leaders.

Managers Report: July 20, 2002

- A. Dam report from Martig:
 - 1. Start and completion dates.
 - 2. Security issues
 - 3. US Navy will possibly aid.
 - 4. New fencing around the dam.
 - 5. An ad has will run starting July 18th for someone to use the park for their RV and provide us with a little security. (This was oked with the lawyer)
- B. SBA update with Jerry Swift.
- C. _____ Second violation by member fishing at Anglia Beach and refusing to leave, Rob will send a second letter.
- D. Tennis court project was started 7/9/2002.
- E. Lake Limerick days seemed to have more people and were great, thanks you all!
- F. Correct problem at the Pro shop septic system (smell) I have contacted Rob's excavation and our septic service providers, the goal is to correct by 7/31/02. Bill Stuth is the one that designed the nibbler system and so far maybe the only with the knowledge to correct it. (Bill Stuth at 425-255-3546). Matt Lee with aqua test has spoken with Mr. Stuth And was informed how to take care of the problem, for your information Matt Lee's #'s are 425-432-9360 and 206-571-6622. The answer is to reset the plate and rethread the holes, if that doesn't work there are other options.
- G. Hiring of a new chef Ron Page.
- H. Status of the oven shipped 7/11/02 delivery probably the 19th. (Not delivered)
- I. We can obtain a liquor license that would allow us to serve the public but a cost of \$1,000 give or take.
- J. Wednesday will be bar-be-cue night, Thursday prime rib night. The 1st BBQ went great.
- K. I spoke to Phil Lalle concerning the dinning room improvements he will be glad to help or do the project this fall.
- L. Status of the illegal tree cutting, foresters report!
- M. Division 5 lot 88 is coming back to the club; we own lot 88 in division 4 not to get confused.
- N. The owners of the lot at 180 Old Lime Road have been contacted and the lot will be cleaned ASAP, it is a pig sty and that's being complementary,
- O. I have applied for a Class C Bingo License, \$53.00 is the cost.
- P. The question was brought up can we make Lake Limerick Private, the answer is no. The Department of Fish and Wild Life isn't about to let it happen and they have the say.
- Q. The geese were removed at the cost of \$500.00; by the department of Agriculture.
- R. The Lake was treated with sonar on Tuesday July 9th, 17 acres and will be treated at least twice more.
- S. I have gotten a five-year permit to treat Leprechaun just in case something come up that allows us to treat the lake.
- T. Two individuals were caught vandalizing our greens will do what we can to prosecute, case # 02-08-520.

- U. Rope and buoy's order for Log-toy and should be delivered on Monday the 22nd.
- V. Status of the used playground equipment, we should go ahead with an alternative but still follow thru with the used equipment for another time. Going to Auburn on Wednesday the 17th.
- W. Saturday incident report: assault! (July 13, 2002)
- X. We will begin locking gates at our parks as soon as poles are placed, this will be by security Wednesday thru Sunday and by George Monday and Tuesday.
- Y. Fence Report for Anglia: No action!
- Z. Bob Bechload was contacted by myself on July 15, 2002 to do the survey at the corporation yard. Sid Met with Jack and George on July 16, 2002, Jack to report.
- AA. Rob Wilson-Hoss is still working on the campers (division 3 lot 271), as well as an agreement for the corporation yard.
- BB. I would like the Maintenance meetings to be referred to as Maintenance/Safety as this reduces one more meeting and all safety issues can be taken care of. I can correct the agenda to make it cover all necessary items.
- CC. A PGA association opening has been posted and will begin to run until August 25th.
- DD. The question was brought up about how many members do you need for a quorum, the answer what ever number you want to set, as the Board still approves all actions.
- EE. Resurfacing project division 4 and 5 is in process.
- FF. Division 5 lot 7 can be had by paying the taxes I will check it out before the meeting.
- GG. A Lacy county sheriff has purchased the lot next to Anglia beach.
- HH. We still need to take care of the Trapps problem; Darrell is too busy to get his trailer.
- II. We will plant the area next to Jim Mc Farlands next week, Jack was kind enough to pick up the plants.
- JJ. _____.
- KK. _____.
- LL. _____.