



BOARD OF TRUSTEES - LAKE LIMERICK COUNTRY CLUB

July 16, 2005 9:00

MINUTES

I. ROLL CALL:

President Scott Carey, Vice President Tom Taylor, Treasurer Esther Springer-Johannesen, Secretary Shirley Toner, Trustees Don Johnson, Dick Sirokman, Dave Kohler, Tony Paradise, Lee Dormuth, Keith Smith and Mike Powter. Kirk Osborne Water Chairman

Guest attending: Nan Stricklin, Ron Guszczowski,

II. GUESTS FROM THE FLOOR:

Request to be added to the agenda none

III. APPROVAL OF MINUTES:

A motion was made by Dick Sirokman, seconded by Tom Taylor and passed with no nays as follows:

To approve the minutes of June 2005 as read

IV. FINANCIAL REPORT:

Esther Springer-Johannesen Treasurer

Ester Springer-Johannesen reviewed the financials to date for June. Outstanding accounts were reviewed and the possibility of selling accounts after 6 months or a year's delinquency was discussed. The accounts are improving and the budget is looking very good. Esther has started working on next year's budget and is working with the committees on capital improvement items. There will be a special meeting for budget planning. The board is looking into service contracts on the golf equipment.

A motion was made by Tom Taylor, seconded by Shirley Toner and passed with no nays as follows:

To accept the financial report for June 2005 as given.

V. CONSENT AGENDA:

(Committees motions)

A motion was made by Dick Sirokman, seconded by Mike Powter and passed with no nays as follows:

To consent agenda with the following exceptions

The price for the Labor Day BBQ will be \$10.00 for adults and \$4.00 for children under 12 years and free for kids less than 3 years.

The board agreed with the selling of lot 231 of div 3; however they wish to defer the price until they consult with the attorney and investigate the cost of real-estate. (This is a 20 foot by 125 foot section of land originally put aside for a well site, with no access except through a member's lot.)

VI. OLD BUSINESS:

1. **By-law changes:** The committee has turned over to Rob Wilson Hoss the changes. The will report back when they get a draft from Rob.
2. **Park Host:** Ads have been placed; the executive committee is getting no response. One member volunteered to move in to Anglia Park for Labor Day weekend. The board discussed this and will review again. However the suggestion was that this could cause more problems with every member wanting to use the park as a water front camping spot. It was agreed that there will be a security back ground check on whom ever is moved in.
3. **Churchill Property:** A new contractor has been hired to clean the property up and should be complete in the next week.
4. **Sheriff:** Dave Kohler reported back a discussion he had with one of the deputy sheriffs which patrol for LLCC. Proper signs need to be put up in parks noting that this is private property, and stating rules, this was turned over to Lake/dam committee. A second sheriff's book with a complete members list will be available for the officers in the pro

shop. Also the Lake/Dam Committee should look into contacting the sheriff's office about putting the sheriff's boat on the lake a couple of times.

5. **Dogs:** Procedures were reviewed, and discussed. Rate increases were discussed, and new signs in the parks. Don Johnson will get with Lake/Dam Committee.

VII. NEW BUSINESS:

1. **Pro Shop carpet:** The contract has been granted, however the carpet will not go in until winter hours.
2. **Newsletter cost:** The high cost of the newsletter was discussed, it was agreed that this is a needed service but cost cutting ideas were suggested. Pricing, e-mailing, increase of ad cost, getting a business rate on postage were all items discussed.
3. **Golf Carts:** Discussion was held and the board agreed that the four gas carts should be sold applying the income to the purchase of four 2002 Easy go carts.

VIII. CORRESPONDENCE:

Dog complaint letter was read.

Free letter referred to Lake/Dam Committee.

Guide Dog letter to be answered by Scott.

X. ANNOUNCEMENTS:

Teen Dance July 23rd

XI. MOTION TO ADJOURN MEETING:

A motion was made by Tom Taylor seconded by Esther Springer-Johannesen and passed with no nays as follows:

To adjourn meeting at 11:00.

LAST PAYMENT
MADE IN 2002

PAYMENT
MADE 2005

AMOUNT

LOT/DIV

CHARGES:
DATE
BACK TO

2750.14	1/121	1231.35	5/055	2000
2720.16	3/418	1781.02	4/147	2001
2220.16	3/419	2612.93	5/101	2002
4805.71	4/094	1716.95	5/002	2002
1706.5	5/064	5407.96	5/063	2002
3104.14	5/128	1759.21	4/019	2002
17306.81		14509.42		

LAST PAYMENT
MADE IN 2003

PAYMENT
MADE 2005

1407.55	4/130	876.92	3/347	2003
1357.55	4/131	825.02	3/262	2003
3188.9	4/135	1159.99	4/030	2003
1945.75	5/131	1277.48	4/052	2003
7899.75		1420.79	4/086	2003
		1595.79	4/128	2003
		1416.41	4/129	2003
		908.79	4/182	2003
		1369.7	4/185	2003

CHARGES:
DATE
BACK TO

10850.89

TTL 2002
31816.23

TTL 2003

18750.64

LAST
PAYMENT
MADE PRIOR
30 JUN 2004

700.01	1/071
133.8	1/073
832.26	1/168
2462.23	4/016
1751.46	4/061
1299.58	4/166
2220.88	4/127
5176.35	5/026
14576.57	

LAST
PAYMENT
MADE PRIOR
31 DEC 2004

552.78	1/127
886.95	1/153
502.25	3/197
1124.82	3/255
1008.26	3/444
688.47	4/035
534.3	4/115
310.51	4/135
301.3	4/190
5909.64	

TTL 2004
21371.5

2866.46	3/299
375.41	3/300
681.13	4/005
305.31	4/027
343.34	4/059
599.09	4/060
785.07	4/078
346.45	4/093
117.5	4/104
117.5	4/105
1159.05	4/143
738.54	4/144
278.44	4/160
371.09	4/164
530.53	4/165
2457.93	4/168
688.83	4/181
1224.61	4/216
13986.28	

GRAND TOTAL
IN LEGAL

71938.4

LAKE LIMERICK BUDGET
2005 - 2006

	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	TOTALS
SALARIES	\$ 9,376.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 9,888.00	\$ 33,264.00
EDUCATION	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 480.00
DUES/SUBSCRIPTIONS				\$ 500.00			\$ 500.00
EQUIPMENT RENT	\$ 500.00			\$ 500.00			\$ 1,000.00
EQUIPMENT LEASES	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 18,000.00
LAUNDRY	\$ 100.00	\$ 125.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 125.00	\$ 650.00
LICENSES/PERMITS			\$ 200.00				\$ 200.00
R&M GOLF COURSE	\$ 7,000.00	\$ -	\$ -	\$ -	\$ -	\$ 2,850.00	\$ 9,850.00
R&M EQUIPMENT	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 6,000.00
R&M IRRIGATION	\$ 500.00					\$ 500.00	\$ 1,000.00
SUPPLIES	\$ 300.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 1,500.00	\$ 2,600.00
FERTILIZER	\$ 600.00	\$ 5,000.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 8,000.00
VEHICLE EXPENSES	\$ 650.00	\$ 100.00	\$ 50.00	\$ 50.00	\$ 100.00	\$ 650.00	\$ 1,600.00
SERVICE CONTRACT	\$ 1,500.00						\$ 1,500.00
TOTALS	\$ 24,606.00	\$ 13,005.00	\$ 8,730.00	\$ 9,530.00	\$ 8,580.00	\$ 20,193.00	\$ 84,644.00

	APR.	MAY.	JUNE.	JULY.	AUG.	SEPT.	TOTALS
SALARIES	\$ 9,920.00	\$ 11,588.00	\$ 11,332.00	\$ 11,076.00	\$ 11,588.00	\$ 11,076.00	\$ 66,580.00
EDUCATION	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 480.00
DUES/SUBSCRIPTIONS							\$ -
EQUIPMENT RENT							\$ -
EQUIPMENT LEASES	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 18,000.00
LAUNDRY	\$ 100.00	\$ 100.00	\$ 125.00	\$ 100.00	\$ 125.00	\$ 100.00	\$ 650.00
LICENSES/PERMITS							\$ -
R&M GOLF COURSE	\$ 6,600.00	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 1,450.00	\$ 9,050.00
R&M EQUIPMENT	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 6,000.00
R&M IRRIGATION	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 3,500.00
SUPPLIES	\$ 500.00	\$ 500.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 2,400.00
FERTILIZER	\$ 600.00	\$ 5,000.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 8,000.00
VEHICLE EXPENSES	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 3,900.00
SERVICE CONTRACT	\$ 2,500.00						\$ 2,500.00
TOTALS	\$ 25,950.00	\$ 22,418.00	\$ 18,637.00	\$ 17,356.00	\$ 17,893.00	\$ 18,806.00	\$ 121,060.00

SALARIES	\$ 99,844.00
EDUCATION	\$ 960.00
DUES/SUBSCRIPTIONS	\$ 500.00
EQUIPMENT RENT	\$ 1,000.00
EQUIPMENT LEASES	\$ 36,000.00
LAUNDRY	\$ 1,300.00
LICENSES/PERMITS	\$ 200.00
R&M GOLF COURSE	\$ 18,900.00
R&M EQUIPMENT	\$ 12,000.00
R&M IRRIGATION	\$ 4,500.00
SUPPLIES	\$ 5,000.00
FERTILIZER	\$ 16,000.00
VEHICLE EXPENSES	\$ 5,500.00
SERVICE CONTRACT	\$ 4,000.00
PAYROLL TAX	\$ 13,000.00
L&I INSURANCE	\$ 2,500.00
HEALTH INSURANCE	\$ 4,800.00
WA EXCISE TAX	\$ 900.00
INSURANCE	\$ 7,000.00
ADVERTISING	\$ 300.00
TOTAL	\$ 234,204.00

Lake Limerick Water System
790 E St. Andrews Drive
Shelton, Washington 98584
(360) 426-3581, FAX (360) 426-8922
Water Department (360) 426-4563

July 18, 2005

Mr. & Mrs. Robert and Janet King-Ellison
4266 Oak Knoll Drive
Carmichael, CA 905608

Subject: Request to acquire LLCC Lot 231, Div. 2.

Mr. & Mrs. King-Ellison

Updating you on LLCC actions regarding your request.

The Water Committee recommended to the Board of Trustees that Water Department has no plans for usage of the lot and declared it to be surplus. The committee made a motion to the BOT to that effect and that it be sold to you for \$200.00 with all cost of procedure to be born by purchasers.

On July 16, 2005 the issue was discussed with the BOT. It was apparent to me that the BOT did not have any objection to the sale, except the price was questioned, to true value, and the legal aspect of you owning the lot, i.e., would you be required to pay a additional dues and assessments on the small parcel?

The issue was tabled until next BOT and we will resolve the two questions. It is apparent again to me that the BOT does not want to charge you another dues and assessment for this small parcel, but we must answer the legal question if we can sell it and not charge an extra fee.

I have personally looked at the your lot and 231. I did not see any boundary markers and do not know if you have a current survey of your lot or if you have developed a plan for the proposed garage? If you have done any thing like that it would help to understand your requirements. If you are to visit LL some time, it would be desirable to get together and look into your plans. There is no urgency in this matter but I am sure a decision will be made by next BOT meeting in Aug.

LLCC has a web site, if you use a computer. www.lakelimerick.com and I am at kyosborne@yahoo.com

Kirk Osborne
Water Committee Chairperson

cc. Water Committee
Ken Douglas, Water System Manager
Executive Committee
Board of Trustees
Chris Johannesen, Architectural Committee
File

July 9, 2005

By-Law Changes for Lake Limerick Country Club

Change Board of Trustees to Board of Directors throughout.

Article I

Section 1. Redraft to state purpose of by-laws.

Add "Section 2."

Section 3. Reword to be consistent with law.

Change to: All owners or contract purchasers of any tract shall have the privilege to use and enjoy the facilities provided by the corporation, including the lakes, and other corporation-owned areas, as well as improvements thereon, **provided members are in good standing**. Such privileges are appurtenant to all of the said tracts. **The use of facilities is subject to such policies, rules and regulations as may be established by the Board of Trustees**. Children of said owners and purchasers, as well as guests of members, are entitled to ~~the same~~ **limited** privileges, provided that each member is responsible for such children and guests; subject to **any limitations or** restrictions imposed by the Board of Trustees

Article II

Section 1. Redraft to be consistent with law.

Section 3. LAKE DAM STUFF

Article IV

Section 4. Delete "incorporator".

Number of directors inconsistent with articles of incorporation – amend articles if we want 11.

Define quorum – confusing – some families own two lots – determine eligibility/quorum of ??

Article V

Section 1. Per Rob's letter.

Section 2. Redo according to Rob.

Section 3. Discuss with Rob.

Section 4. Delete "voting" from sentence – confusing. One vote per lot or are all member eligible.

Section 5. Delete.

Section 6. Agree with Rob. Delete "volunteers representing each division equally" and add "by duly appointed by BOD election committee."

Section 7. Agree with Rob.

Article VI

Section 3. Rob redo.

Section 5. Delete.

Section 8. Add "including establishment of appropriate reserves annually as approved by BOD."

Article VII

Section 6. Delete. Agree with Rob – Add "any two signatures of executive committee".

Article VIII

Rob:
Write consistent with law.
Remove dollar limit.
Use appropriate index instead of CPI.

Article IX

Rob:
Rewrite all.

Misc. Add "members in good standing or by Board action revoke privileges of facility."
Delinquent water dues – shut off water.