



BOARD OF TRUSTEES - LAKE LIMERICK COUNTRY CLUB

August 20, 2005 9:00

MINUTES

PRESIDENT SCOTT CAREY CALLED THE MEETING TO ORDER AT 9:05

I. ROLL CALL:

Attending were 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, and Mike Powter. Kirk Osborne Water Chairman, Excused was Keith Smith.

Guest attending: Tom Penski, Jack Betterley, Karen Kohler, Deane Landsverk and Vern Hadsall.

II. GUESTS FROM THE FLOOR:

Tom Penski updated the board on his actions with regard to the lots he is selling for the Club. The board has no complaints, and Tom has been working closely, with President Scott Carey, keeping him up to date with all proposals.

III. APPROVAL OF MINUTES:

A motion was made by Dick Sirokman, seconded by Tony Paradise and passed with no nays as follows:
To approve the minutes of July 2005 as read.

IV. FINANCIAL REPORT:

Esther Springer-Johannesen Treasurer

Esther Springer-Johannesen reviewed the financials; the revenues are up, expenditures are in line and the collections are improving. Storage bins for the golf department and the carpet for the bar will be proceeded with, as approved in the capital expenditures budget.

A motion was made by Shirley Toner, seconded by Dave Kohler and passed with no nays as follows:
To accept the financial report for July 2005 as given.

V. CONSENT AGENDA:

(Committees motions)

Discussions were held on the Lake/Dam motions with the following results,

Motion #1: I move that the \$1000 allocated for screening of the park hosts be used to relocate the site for the hosts parking, i.e. tree removal/stump grinding, to facilitate a long term aesthetically appealing park for our community. Motion made by Duane Landsverk and seconded by Tom Penski.

Motion passed with one objection.

The board returned to the Lake/Dam committee for alternative specific suggestions for next year, including cost of full time security with or without park host.

Motion #2: I move that a host be allowed into a hosted park for a minimum of 3 days (either member or non-member) provided that all host application procedures be adhered to. Motion made by Deanne Landsverk, and seconded by Jack Betterley. Motion passed.

Board rejected motion, as previously discussed they felt that this could lead to problems, with members wishing to use the park as camping spot, not as security matter.

A motion was made by Dick Sirokman, seconded by Tony Paradise and passed with no nays as follows:
To reject motion #2 of the Lake Dam Committee

Motion #3: I move that the Lake Reserve be used for the lakes' treatment (Limerick and Leprechaun) or for the lakes' capital improvements projects on both lakes. Motion made by Georgia Koenig, seconded by Duane Landsverk. Motion passed.

Scott Carey pointed out that in the April minutes of 1991 the reserve fund was set up specifically for water treatment of the lakes. The board requested that the Lake/Dam committee return to committee, to come up with exactly what cost would be included and what, if any, would be the cap on the fund. These would then be put into a resolution to be drawn up by Rob Wilson-Hoss, so that interpretation could not be confused in the future.

Discussion was held on the executive motion with the following out come, since it was decided that leasing land would cause too many problems in time. The By-laws are specific in that all designated lots must pay dues.

Moved by Esther Springer-Johannesen to propose to King-Ellison two options:

- a. A 99-year lease, paying all costs for perfecting lease, plus \$200 the first year and $\frac{1}{4}$ of annual dues and assessments in successive years;
- b. Purchase for \$200, pay all annual dues, assessments and water in successive years.

2nd by Shirley Toner. Passed with no nays.

A motion was made by Dick Sirokman, seconded by Shirley Toner and passed with no nays as follows:
To instruct Kirk Osborne to offer the King- Ellison's option B.

A motion was made by Dick Sirokman, seconded by Dave Kohler and passed with no nays as follows:
To consent agenda with the exceptions as listed above.

(Motion from water committee, accepted)

A motion was made by Tom Taylor, seconded by Bill McDonald and passed with no nays:

To fill Henry Yates position with the highest voted water candidate (Don Nichols), from the last election, vacancy to be filled until the expired term

VI. OLD BUSINESS:

1. **By-law revision:** Shirley Toner reviewed what the committee has done so far. The goal is to mail out the proposed new By-Laws in September, with the notice of the October meeting, and to review them in a town meeting prior to voting.
2. **Churchill Property:** Has been cleaned up.
3. **Park Host:** (See consent to agenda) the board determined that the Park Host sheds would be of better use in the maintenance yard for storage.
4. **Div 4 Lot 166: determination to sell or keep.**

A motion was made by Springer-Johannesen, seconded by Dave Kohler and passed with no nays as follows:

To sell division four lot 166.

5. 04-061 determination of legal issue

A motion was made by Dick Sirokman, seconded by Dick Johnson and passed with no nays as follows:
To proceed with option one and take back the lot 061 division four by default.

VII. NEW BUSINESS: none

VIII. CORRESPONDENCE: none

IX. ANNOUNCEMENTS:

Summer bash September 3rd/ dance August 26th

XI. MOTION TO ADJOURN MEETING:

A motion was made by Springer-Johannesen, seconded by Dick Johnson and passed with no nays as follows:
To adjourn meeting at 11:15.

*MINUTES ARE NOT APPROVED BY THE BOARD OF TRUSTEES
RESPECTFULLY SUBMITTED BY MARIANNE KOCH*



Its all for fun!



Memo

To: Board of Trustees
From: Sheila Hedlund
Date: 8/17/2005
Re: Division 4, Lot 061

Board Determination of Legal Issue ~ Division 04 Lot 061

Attached please find a copy of a map for Division 4, Lot 061 which LLCC has the opportunity to acquire should the board wish to.

There are two options for you to consider:

1 Take back the lot by Default, this could take up to 12 weeks, as we are required to publish notice of default hearing for 8 weeks prior to the hearing date. Should no one respond, Lake Limerick would be in possession of the lot and home.

*CS
DJ*

2. The second option the board may consider is to let the home and property sit until next year and let the Mason County Treasurer foreclose on if for past due property taxes.

The Assessed value of this lot in 2001 was \$34,140.

Tom Penski has taken a look at this lot and has determined it could be sold in today's market for around \$65,000 +/-.

The account balance at this time is \$3368.80, the previous owner {now deceased}, was making payments up until May 2004.

Please let me know if the board would like to sell this lot or use it for community property.

Thank you

Sheila Hedlund



Its all for fun!

Lake Limerick Country Club

Memo

To: Board of Trustees
From: Sheila Hedlund
Date: 8/17/2005
Re: Division 4, Lot 166

Board Determination to sell or keep Division 04 Lot 166

Attached please find a copy of a map for Division 4, Lot 166 which LLCC has just acquired through a Statutory Warranty Deed.

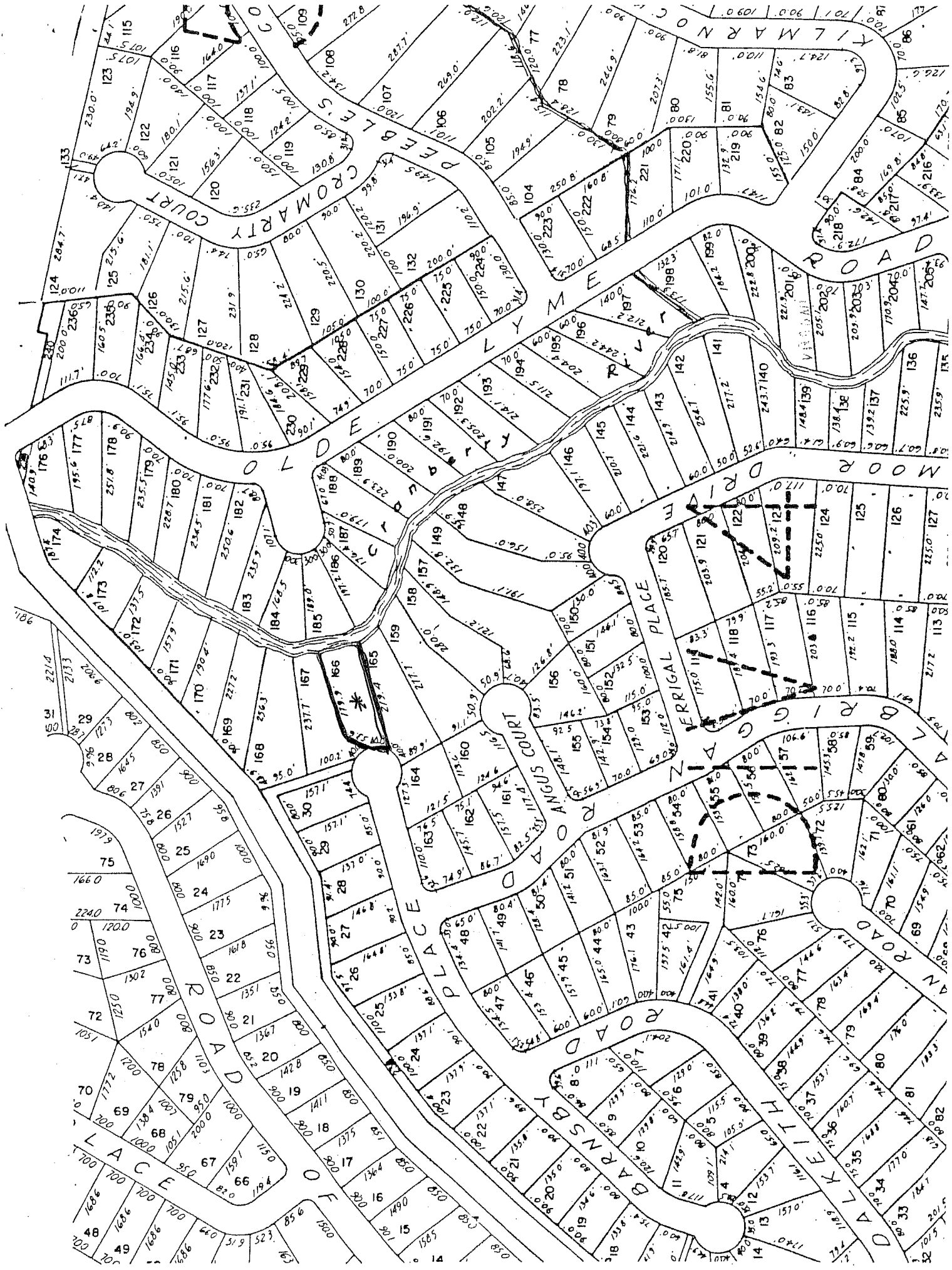
The Assessed value of this lot in 2001 was \$12,000.

The account was transferred to Land for resale at the value of \$2845.03 which was the past due amount on the account at the time of acquisition.

Please let me know if the board would like to sell this lot or use it for community property.

Thank you

Sheila Hedlund



CROMARTY COURT

MOOR DRIVE

FERRIG PLACE

ANOLIS COURT

TERACE

LAKEY ROAD

BANNABY ROAD

AN ROAD