



BOARD OF DIRECTORS - LAKE LIMERICK COUNTRY CLUB

November 19, 2005 9:00 a.m.

Minutes

I. ROLL CALL:

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

Guest attending: Rob Koenig, Karen Kohler, George Radovich, Marty Williams, Clara Robinson, Nan Stricklin, Paul Goetsch, Vern Hadsall, Richard MacFarlon, Marilyn Feist, Evelyn Springer, Pat Feist.

I. GUESTS FROM THE FLOOR: None:

II. APPROVAL OF MINUTES:

A motion was made by Shirley Toner, seconded by Don Johnson and passed as follows, with no nays:
To accept the minutes of Board of Director for October 2005.

III. FINANCIAL REPORT: Esther Springer-Johannesen Treasurer

Esther reported that the October revenue was over \$98,000 with gross profit over \$90,000 and net profit of \$24,068 after expenses. The review is being done with a different CPA for end of year, and she expects to get the final figures by the end of December.

A motion was made by Dave Kohler seconded by Don Johnson and passed as follows with no nays:
To accept the financials of October 2005, as presented.

IV. CONSENT AGENDA: (Committees motions)

A motion was made by Esther Springer-Johannesen, seconded by Don Johnson and passed as follows with no nays:
To consent agenda

V. OLD BUSINESS:

1. **Signs: Lake/Dam:** Dave Kohler presented the options for the new signs to be placed in the parks, and boat launches. Discussion was held on wordage. The board agreed with all the signs, including dogs on lease. Four by four post or metal post would be used where trees have been used in the past, and extra signs for breakage could be ordered depending on cost. The board asked for Dave to get bids and come back with cost.

2. **King- Ellison purchase of LLCC lots 230 & 231:** Update on discussions held to date on property and discussion was held on options open to the board.

A motion was made by Don Johnson, seconded by Esther Springer-Johannesen and passed as follows with no nays:

To present a lease option of \$64.00 a year for a duration of 49 years on division two lot 231, with the legal cost of drawing up the lease to be paid for by lessee.

VI. NEW BUSINESS:

1. **Architectural Request:** Chris Johannsen spoke to the board on two concerns of the architectural committee.

- Reviewing the manufacture homes guidelines; he recommended that with the limited lot availability that current guidelines be changed to foundation structures only. The purpose of the guidelines is to ensure that the property value for the neighborhood remain up, and there have been many newer stick build homes in four and five increasing the value and aesthetics of the divisions. The Board requested this be presented as a motion, by the committee.
 - Water meter installation required for LLCC building permit: Contractors are building homes without installing water meters. The county only requires for a water availability certificate to be presented when getting a building permit. By not installing the water meter until the last minute, the contractors avoid the \$1000.00 (the billing is put on the new owner) and leave LLCC with a disgruntled and flustered new home owner. The board didn't see the need for a motion and suggested this rule be put into effect.
2. **Inn/ member letter:** A letter was presented to the board recommending a steering committee, made up of board members, who would then direct the Inn committee. The board felt strongly that this was a bad idea. Members need to work within the structure of the existing committees if they want changes. The discussion that the inn was taking monies that could be spent on the golf course was refuted. Each is treated by the board as separate and capital budgeted items are judged by the board with need and feasibility in mind.
 3. **Petitions on employees:** Scott Carey made a brief statement on the rumor of a petition to recall an employee and the answering petition. His statement was that no one member or group of members could dictate the hiring and firing of an employee. The board is elected to handle employee matters and would.
 4. **Tom Penski:** presented an update of LLCC properties for sale.
A motion was made by Dave Kohler, seconded by Don Johnson and passed as follows with no nays:
To put division two lot 176 up for sale.

VII. CORRESPONDENCE:

VIII. ANNOUNCEMENTS:

Seahawks Monday night football Dec 5th, Thanksgiving buffet Wednesday night Nov 23rd, Inn Decorating Nov. 30th. The Tom & Jerry open house is coming up Dec. 17th.

Esther requested volunteers from the board to help serve at the Tom & Jerry.

IX. MOTION TO ADJOURN MEETING:

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

To adjourn meeting at 10:30.



BOARD OF DIRECTORS - LAKE LIMERICK COUNTRY CLUB

November 19, 2005 9:00 a.m.

AGENDA

I. ROLL CALL:

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

Guest attending:

I. GUESTS FROM THE FLOOR: Request to be added to the agenda:

II. APPROVAL OF MINUTES:

A motion was made by ST, seconded by DJ and passed as follows, with 0 nays:
To accept the minutes of October 2005, with the following changes:

III. FINANCIAL REPORT: Esther Springer-Johannesen Treasurer

A motion was made by DK seconded by DJ and passed as follows with no nays:
To accept the preliminary financials of October 2005, as presented

OCT REVENUE 98,406 / GP 90 NP 24,068
Review audit EOY contract w/ new CPA
POD 1105. -

IV. CONSENT AGENDA: (Committees motions)

A motion was made by ES seconded by DJ and passed as follows with ___ nays:
To consent agenda with the following exceptions,

V. OLD BUSINESS:

- 1. Signs: Lake/Dam
- 2. King- Ellison purchase of LLCC lots 230 & 231

VI. NEW BUSINESS:

- 2 ARCH
- 1. Inn/ member letter

VII. CORRESPONDENCE:

III. ANNOUNCEMENTS:

Seahawks Monday night football & pot luck, Thanksgiving buffet

In u Dec / Tom & Jerry

Wednesday to see

IX. MOTION TO CONVENE TO CLOSED SESSION:

X. 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.) Personnel and Legal

XI MOTION TO RECONVENE TO OPEN SESSION:

XII. MOTION TO ACCEPT ALL CLOSED SESSION MOTIONS: no 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.)

XIII. MOTION TO ADJOURN MEETING:

A motion was made by H seconded by 45 and passed as follows with ___ nays:
To adjourn meeting at _____.

INN

Patron rumor with regard to Dale

- BC stated emp Policy of the Board -

letter - statement in answer to letter, accused delinquency
of cutting cost & trying to increase profits. He had consulted
consultant ^{to} labor cost & not enough input, recommend action
be taken through committee -

- \$400 ^{of dues} per month - deposit of inn -

- Board members agree that committee process is the
vehicle for changes ~~████████~~

TOM PERKIE report on open lots -

DK DJ 3/167 up for sales ^{(7) Hole -}

- permit issue with property 7/225 question of when permit is

Guest

Rob Kaenig
Karin Kohler

GEORGE RADOVICH

Marty Williams

Clara Robinson

Nan Stricklin

Paul Doetsch

Vern Adball

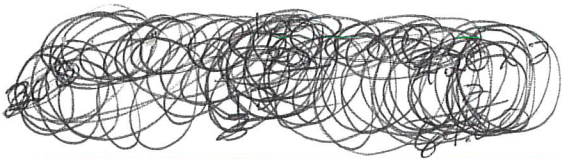
KFRMM Richard MacFarlane

Roy Felina

Marilyn Feist

Evelyn Springer

Pat Feist



changes to minutes

Doug Low Kolla presented options for wording on Parks
Discussion held on wording - ALLPARKS DOG ON LEASE
sign on trees down - 4x4 instead, order extra signs for
Breakage / Price & Bids next meeting.

King Ellison -

02 / 230 + 231 ~~lease~~ options FD/WDO

~~lease request for 231 allowing easement rights
on~~

DJ meter to present lease option of
64th year for 49 years - DJ ES
would cost to be paid for by leasee -

(Arch) ~~Committee~~

- ① owner of record, water meter w/o cut @ time of Bldg permit -
- ② new guidelines for foundation built now on all new homes -
return ask for amendment - guidelines

WB T&S ^{Dec} 18th sat - TOMI/ST

CONSENT AGENDA

WATER COMMITTEE:

To accept the October 12 minutes with the following exceptions,

Under meter reading report

If the increases are reasonable are or could be caused by a leak then there they are asked to check ~~there~~ their meter with the water turned off in ~~there~~ their house.

Under well 6

Bob Thurston of Correct Equipment has resolved the booster problem and repaired the leak. Both were under a ~~warrantee~~ warranty. Ken called Bob, again to check on a noise in one of the booster pumps and he will be contacting Flotronex and replacing any defective parts. This is also a ~~warrantee~~ warranty item. Discussion held on looking into extending warranty.

Under Mason Lake line project

~~Bid has been increased due to material cost increases between bid and execution of bid, 2,400, for a total cost of 30,973.80.~~

The bid has been increased due to material cost increases between the time the original bid was submitted and the bid was accepted, \$2,400, for a total cost of \$30,973.80. Permits have been approved.

LAKE/DAM COMMITTEE:

Motion #1: I move that the L/D submit a sign proposal to the BOD for approval. Motion made by Jack Betterley, seconded by Glen Z. Motion carried.

Motion #2: I move that we approve reimbursement for electricity to run summer aeration test on Lake Leprechaun as recommended by Harry Gibbons. Not to exceed \$50 per month, May-September. Motion made by Glen Zevenbergen, seconded by Tim Reber. Motion passed.

Motion #3: I move that we revise Leprechaun's weir board timing such that the boards will be installed at the same time in the Spring (no later than 4/1) and removed in stages in the Fall - small summer weir board (Oct 1st) and large (November 1st) Motion made by Tim Reber and seconded by November 1st. Motion passed.

X Motion #4: I move that we replace the dock at Banbury now per the bid from Mitchell Lumber. Motion made by Jack Betterley, seconded by Glen Zevenbergen. Motion carried.

Motion #5: I move that LLCC accept a donated 16' Larsen with outboard and trailer from the L/D committee to be designated as a Lake Patrol boat with the club to pay annual operating expenses.

(registration, insurance, fuel, etc.). Motion made by Glen Zevenbergen and seconded by Jack Betterley. Motion carried.
Motion #6: I move that LLCC allow the model boat club access to use the lake as presented in their written plan. They will be sponsored by LLCC member, Roger Forline. Motion made by Jack Betterley and seconded by Glen Bachman. Motion carried.

GREEN COMMITTEE:

INN COMMITTEE:

Motion by Evelyn, second by Mary Lou, and approved unanimously that there will be a Monday Night Football party for the Seahawks game on December 6, with snacks and flyers provided by Linda Trout and Carolyn Parker and other participants, as well as a bartender, if necessary.

YOUTH COMMITTEE: no minutes

ARCHITECTURAL COMMITTEE:

EXECUTIVE COMMITTEE:



BOARD OF DIRECTORS - LAKE LIMERICK COUNTRY CLUB

November 19, 2005 9:00 a.m.

Minutes

I. ROLL CALL:

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

Guest attending: Rob Koenig, Karen Kohler, George Radovich, Marty Williams, Clara Robinson, Nan Stricklin, Paul Goetsch, Vern Hadsall, Richard MacFarlon, Marilyn Feist, Evelyn Springer, Pat Feist.

I. GUESTS FROM THE FLOOR: None:

II. APPROVAL OF MINUTES:

A motion was made by Shirley Toner, seconded by Don Johnson and passed as follows, with no nays:
To accept the minutes of Board of Director for October 2005.

III. FINANCIAL REPORT: Esther Springer-Johannesen Treasurer

Esther reported that the October revenue was over \$98,000 with gross profit over \$90,000 and net profit of \$24,068 after expenses. The review is being done with a different CPA for end of year, and she expects to get the final figures by the end of December.

A motion was made by Dave Kohler seconded by Don Johnson and passed as follows with no nays:
To accept the financials of October 2005, as presented.

IV. CONSENT AGENDA: (Committees motions)

A motion was made by Esther Springer-Johannesen, seconded by Don Johnson and passed as follows with no nays:

To consent agenda

V. OLD BUSINESS:

1. **Signs: Lake/Dam:** Dave Kohler presented the options for the new signs to be placed in the parks, and boat launches. Discussion was held on wordage. The board agreed with all the signs, including dogs on lease. Four by four post or metal post would be used where trees have been used in the past, and extra signs for breakage could be ordered depending on cost. The board asked for Dave to get bids and come back with cost.

2. **King- Ellison purchase of LLCC lots 230 & 231:** Update on discussions held to date on property and discussion was held on options open to the board.

A motion was made by Don Johnson, seconded by Esther Springer-Johannesen and passed as follows with no nays:

To present a lease option of \$64.00 a year for a duration of 49 years on division two lot 231, with the legal cost of drawing up the lease to be paid for by lessee.

VI. NEW BUSINESS:

1. **Architectural Request:** Chris Johannsen spoke to the board on two concerns of the architectural committee.

- Reviewing the manufacture homes guidelines; he recommended that with the limited lot availability that current guidelines be changed to foundation structures only. The purpose of the guidelines is to ensure that the property value for the neighborhood remain up, and there have been many newer stick build homes in four and five increasing the value and aesthetics of the divisions. The Board requested this be presented as a motion, by the committee.
 - Water meter installation required for LLCC building permit: Contractors are building homes without installing water meters. The county only requires for a water availability certificate to be presented when getting a building permit. By not installing the water meter until the last minute, the contractors avoid the \$1000.00 (the billing is put on the new owner) and leave LLCC with a disgruntled and flustered new home owner. The board didn't see the need for a motion and suggested this rule be put into effect.
2. **Inn/ member letter:** A letter was presented to the board recommending a steering committee, made up of board members, who would then direct the Inn committee. The board felt strongly that this was a bad idea. Members need to work within the structure of the existing committees if they want changes. The discussion that the inn was taking monies that could be spent on the golf course was refuted. Each is treated by the board as separate and capital budgeted items are judged by the board with need and feasibility in mind.
 3. **Petitions on employees:** Scott Carey made a brief statement on the rumor of a petition to recall an employee and the answering petition. His statement was that no one member or group of members could dictate the hiring and firing of an employee. The board is elected to handle employee matters and would.
 4. **Tom Penski:** presented an update of LLCC properties for sale.
A motion was made by Dave Kohler, seconded by Don Johnson and passed as follows with no nays:
To put division two lot 176 up for sale.

VII. CORRESPONDENCE:

VIII. ANNOUNCEMENTS:

Seahawks Monday night football Dec 5th, Thanksgiving buffet Wednesday night Nov 23rd, Inn Decorating Nov. 30th. The Tom & Jerry open house is coming up Dec. 17th.

Esther requested volunteers from the board to help serve at the Tom & Jerry.

IX. MOTION TO ADJOURN MEETING:

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

To adjourn meeting at 10:30.

Search Results

Sorted by Status, Area, Price

4 Listing(s) found. [Revise Criteria](#)

-

Sort as \$

 Delete Unchecked Hide U

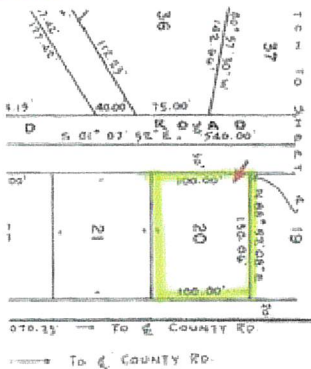
Vacant Land

Checked: 4 of 4

List Price	Sale Price	Bed	Bath	SqFt	Lot Size	YBT	Hits	Lot Number	NC
5,000			0				95	20	

Active 09/18/05

91 E Sleaford Dr Shelton, WA 98584



Area: 172
Community: Lake Limerick
Project: Lake Limerick
Map/Gd: 30, E2
Style: 40-Res-Less thn 1 Ac
View:
WFT: Beach Rights
Gar:
Commission: 5
Owner Name: Lake Limerick Country Club

Office: [Pacific Northwest Realty](#)
Phone: 425-778-1390
Agent: [Thomas Penski](#)
Phone: 206-713-1404
CLA:
Phone:
PTS:
KEY:
Occupant Type:
Occupant Name:

(1) [25140272](#) [See Map](#)

[Property History](#) [Revise Listing](#)

Tax ID: [321275400020](#)

10,000			0				27	166	
--------	--	--	---	--	--	--	----	-----	--

Active 10/01/05

360 E Balbriggan Rd Shelton, WA 98584



Area: 172
Community: Lake Limerick
Project: Lake Limerick
Map/Gd: 30, E1
Style: 40-Res-Less thn 1 Ac
View: Territorial
WFT: Creek
Gar:
Commission: 5
Owner Name: Lake Limerick Country Club

Office: [Pacific Northwest Realty](#)
Phone: 425-778-1390
Agent: [Thomas Penski](#)
Phone: 206-713-1404
CLA:
Phone:
PTS:
KEY:
Occupant Type:
Occupant Name:

(2) [25147612](#) [See Map](#)

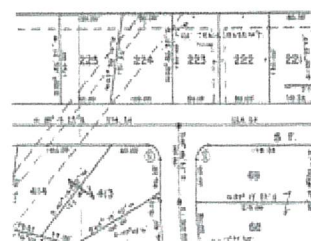
[Property History](#) [Revise Listing](#)

Tax ID: [321275300166](#)

12,500			0				42	225	
--------	--	--	---	--	--	--	----	-----	--

Active - STI 09/18/05

1791 E Saint Andrews Dr Shelton, WA 98584



Area: 172
Community: Lake Limerick
Project: Lake Limerick
Map/Gd: 24, E6
Style: 40-Res-Less thn 1 Ac
View: Territorial
WFT:
Gar:
Commission: 5
Owner Name: Lake Limerick Country Club

Office: [Pacific Northwest Realty](#)
Phone: 425-778-1390
Agent: [Thomas Penski](#)
Phone: 206-713-1404
CLA:
Phone:
PTS:
KEY:
Occupant Type:
Occupant Name:

(3) [25124699](#)

[Property History](#) [Revise Listing](#)

Tax ID: [321225000225](#)

2,500

0

60

88

Pending 11/10/05

140 E Dartmoor Shelton, WA 98584



Area: 172
Community: Lake Limerick
Project: Lake Limerick
Map/Gd: 30, D2
Style: 40-Res-Less thn 1 Ac
View:
WFT: Beach Rights
Gar:
Commission: 5
Owner Name: Lake Limerick Country Club

Office: [Pacific Northwest Realty](#)
Phone: 425-778-1390
Agent: [Thomas Penski](#)
Phone: 206-713-1404
CLA:
Phone:
PTS:
KEY:
Occupant Type:
Occupant Name:

(4) [25135589](#)

[See Map](#)

[Property History](#)

[Revise Listing](#)

Tax ID: [321275300088](#)

Statistics

Average (4 listings)

Listing \$

\$7,500.00

CDOM

66

Blue address listings (4) belong to your office

Checked: 4 of 4

[CMA](#)

[Reports](#)

[Exports](#)

[E-mail](#)

[Map](#)

[Add to Cart \(30\)](#)

[Statistics](#)

[Delete Unchecked](#) [Hide U](#)

Sort as \$

4 listing(s) found. [Revise Criteria](#)

Save Options

Save as a Saved Search

Save as a new Prospect

Add Search to existing Prospect

Save listings to Prospect Ca

Display Options

Sort By:

Status

Then By

Area

Then By

Price

Ascend Descend

Ascend Descend

Ascend Descend

Display Format: [NWMLS Multi Line w/Pictures](#)

Generated: 11/19/05 8:36am Session Timeout in: 54 minutes

[Agents/Offices](#) | [Reload Page](#)

Display Listings (320) v261.21



Information From Reliable Sources, But Not Guaranteed.
Copyright ©2005 Rapattoni Corporation. All rights reserved.

Lake Limerick Country Club Lake / Dam - Park Signage Proposal

All signs to be black letters on white background, except for the selected usage of **bold**, **green** or **red lettering**, and are to be .062 or .080 Aluminum. Specified size is only an estimate, as the manufacturer may suggest an alternative size to fit the particular proportional needs of any sign.

Sign 1

Placement: For park and boat launch parking lot or entrance
Location: Anglia, Banbury, Log Toy, Tipperary, Old Lyme
Quantity: 5
Size: 18H x 24W (possibly 24H x 36W)



Sign 2

Placement: For park swim areas, by the beach
Location: Anglia, Banbury, Log Toy, Tipperary, The Inn
Quantity: 5
Size: 18H x 24W (possibly 24H x 36W)



**Lake Limerick Country Club
Lake / Dam - Park Signage Proposal**

Sign 3

Placement: For park play areas, by toys
Location: Log Toy, Old Lyme, The Inn
Quantity: 3
Size: 18H x 24W



Sign 4 (Option 1) - see Option 2 at the end of the document

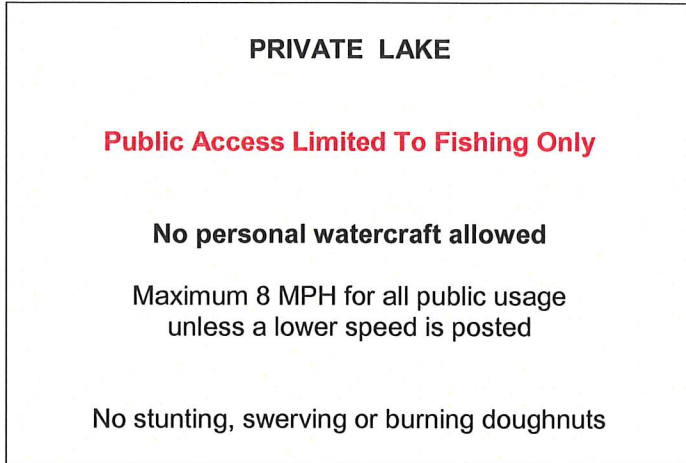
Placement: For boat launches, by the water – next to the ramp
Location: Anglia, Banbury, Tipperary
Quantity: 3
Size: 24H x 18W (possibly 36H x 24W)



**Lake Limerick Country Club
Lake / Dam - Park Signage Proposal**

Sign 5

Placement: For public boat launch, by the water
Location: Public Launch
Quantity: 1
Size: 18H x 24W



Sign 6 – (This one is under discussion)

Placement: For park play areas and swim areas, (placed under signs 2 and 3)
Location: Anglia, Banbury, Log Toy(2), Tipperary, Old Lyme, The Inn (2)
Quantity: 8
Size: smaller than 18H x 24W



**Lake Limerick Country Club
Lake / Dam - Park Signage Proposal**

Sign 4 (Option 2)

Placement: For boat launches, by the water – next to the ramp
Location: Anglia, Banbury, Tipperary 1A
Quantity: 3
Size: 24H x 18W (possibly 36H x 24W)

Lake Limerick Country Club

**PRIVATE PROPERTY
NO TRESSPASSING**

Members Only
Guests must be accompanied by a Member

Usage governed by LLCC Rules and Regulations

Vessels must have an LLCC watercraft tag
Vessels must have Division and Lot numbers

No personal watercraft allowed

Observe all posted speed limits

8 MPH limit prior to 10:00 AM or after 7:00 PM
35 MPH limit between 10:00 AM and 7:00 PM
15 MPH limit if towing uncontrolled devices
(such as ski tubes)

No stunting, swerving or burning doughnuts