



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

### **MINUTES**

January 19, 2008

#### **I. ROLL CALL:**

President Scott Carey, Vice President Dick Sirokman, Treasurer Esther Springer-Johannesen, Secretary Shirley Toner, Directors, Tom Taylor, Dave Kohler, Lee Dormuth, Brian Smith and Carolyn Parker, and Water Chair Nan Stricklin

#### **Guests attending:**

Don Cox, Roger Derheim, Karen Kohler, Doris Block, Linda Smith

#### **II. GUESTS FROM THE FLOOR: Request to be added to the agenda**

Doris Block (Division 5, Lot 65) came before the Board to report the members who reside at Division 5, Lot 64 are still allowing their dogs to roam free. The members had a meeting with the hearing committee in November 2007, at that time the hearing committee determined that all current fines would be dropped as they had made some positive changes to remedy their dog problems. The members were informed at the time of the hearing that if any further complaints were received they would be fined \$1,000.00. Ms. Block will come by the office next week to file a formal written complaint, once this is received a letter will be sent informing the members of their fine.

#### **III. APPROVAL OF MINUTES:**

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

To approve the minutes of December 15, 2007, with the following changes:

Dave Kohler would like to see the consent agenda as part of the minutes each month, and to also have them posted on the website.

Change the second on the motion to adjourn to Dave Kohler.

#### **IV. FINANCIAL REPORT: Esther Springer-Johannesen Treasurer report attached.**

The final determination draft of our tax status was received from the IRS on January 18, 2008, the determination is that Lake Limerick does not qualify for our current exempt status.

Scott would like to present the determination to our C.P.A. for his opinion on our chance of winning an appeal with IRS to keep our current status. If the C.P.A. feels we have a case the board would like to forward the file to a Home Owner Association Tax Specialist Attorney in California.

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

To continue with the IRS determination appeal until completed to the satisfaction of the Board.

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

To approve the financials for the month of December 2007 as presented.

#### **V. CONSENT AGENDA: (Committees motions, attached)**

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

To approve the consent agenda with the following additions/changes:

To withdraw the Water Motion as it was determined at the Executive Meeting that Jerry Thompson will be the emergency water back up until such time as a new maintenance employee is hired.

To add a question regarding the water minutes;

Esther Springer-Johannesen asked Nan Stricklin about the water leak in Division 5.

1. How long has this been leaking? – This leak has been monitored for quite sometime the trouble being that it is located under a member's driveway.
2. Does this leak create a hazard in anyway? – No it is not going into the road so that freezing is not a problem, nor is it flooding anyone's property.

## **VI. OLD BUSINESS:**

### 1. 2010 Project

Tom Taylor reported that the following numbers represent the amount of signatures needed to complete the 2010 project: Division 3 100 lots; Division 5 100 lots; Division 4 50 lots, Division 2 is complete; and Division 1 7 lots.

Scott has asked the water committee to get a definitive answer by next year to the question of water service to divisions that do not approve the 2010 amendments.

### 2. Lake Treatment

Dave Kohler is trying to set up a meeting with Jerry Thompson and Harry Gibbons to start the process of setting up for the summer treatment of the lake.

### 3. Research on Host location at Tipperary

Dave Kohler has requested that Jerry Thompson validate the location of the septic at Way to Tipperary boat launch so that they can determine if the placement of the park host between the bath house and lake is feasible.

Dave also asked the Board for their opinion on a park host applicant who has two large dogs. The Board determined that the area is too small.

### 4. Martial Art classes- Attorney response.

Scott asked Tillie Waldron to contact Clay Waldron for a copy of his insurance certificate, once this is received, the club attorney will provide us with a release form.

### 5. Phone Bills

6. Dave Kohler and Sheila Hedlund worked together on getting the phone services cleaned up, this should create a savings of about \$200.00 per month.

7.

### 8. Olde Lyme Park

9. Members had requested that the money budgeted for tables at the park be designated instead to replace the play equipment that was taken down for safety reasons, this was approved by the Board. Members are now stating that they still need two tables at the park, this issue has been addressed and the play equipment will be installed, no new tables will be added this year.

10.

### 11. Set Backs

12. Members of the Board have received a letter from the club attorney regarding set backs, this letter clearly states that no variances on set backs will be allowed.

13.

### 14. VII. \_\_\_\_\_ NEW BUSINESS

### 15. Candidate Announcements:

16. Running for the Board of Directors: Dave Kohler Incumbent, Lee Dormuth Incumbent, Brian Smith Incumbent, Dave Blowers and Roger Derheim

17. Running for the Water Committee: Nan Stricklin Incumbent, Bill Hadsall, and Peter Candelin.

18.

### 19. 2. Maintenance Position Opening:

20. Austin Douglas has left his employment at Lake Limerick for a new job. To date we have received 12 resumes, three of them are good candidates for the position, and the acceptance of resumes will end on Wednesday, January 23, 2007.

- 21.
22. 3.Hearing Committee
23. Karen Kohler asked the Board if the Hearing Committee could make determinations on member appeals without a special meeting if the member cannot attend the actual hearing. The Board agreed with this policy.
24. Karen also asked if the Board Secretary could send out the final letter to members who have requested appeals, as the Board is the final determining factor on the outcome of all appeals, the Board Secretary will take on this duty.
- 25.
26. 4. Water Committee Handout - attached
27. Nan Stricklin provided the Board with a graph showing the water pressure fluctuation when the fire department is using our system to put out fires. The graph was produced from a reading Wednesday January 16, 2008 as there was a house fire on Dunvegan Rd.
- 28.

## **VIII ANNOUNCEMENTS**

- Feb 3, Super Bowl Sunday
- Feb 14, Valentines Day Dinner
- Feb 14, Bunco
- Feb 16, next BOD Meeting

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

A motion was made by Dick Sirokman, seconded by Tom Taylor and passed with no nays as follows:  
To convene to closed session for personnel/legal matters.

## **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.)

## **XI MOTION TO RECONVENE TO OPEN SESSION:**

A motion was made by Dave Kohler, seconded by Esther Springer-Johannesen and passed with no nays as follows:  
To reconvene to open session.

## **XII MOTION TO ACCEPT ALL CLOSED SESSION MOTIONS:**

A motion was made by Dave Kohler, seconded by Brian Smith and passed with no nays as follows:  
To accept all closed session motions.

## **XIII MOTION TO ADJOURN MEETING:**

A motion was made by Esther Springer-Johannesen seconded by Dave Kohler and passed with no nays as follows:  
To adjourned the meeting

These minutes have not been approved by the Board of Directors  
Respectfully Submitted by: Sheila Hedlund



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### January 2008 Financial Recap

	2008	2007		
Cash in Bank Admin	63,303.96	76,114.96		
Cash in Bank Water	69,475.30	199,220.86		
Reserves Admin	98,182.22	143,249.90		
Reserves Lake Mgmt	4,773.07	5,077.55		
Reserves Water	203,462.00	0		
	JAN 2008	JAN 2007	YTD	YTD vs Budget
Revenue Admin	63,131.82	56,618.45	256,876.22	258,503.32
Gross Revenue Sales	39,246.71	39,105.80	194,655.27	212,362.49
Net Income	102,378.53	95,724.25	451,531.49	470,865.81
Direct Costs	12,281.15	7,476.57	52,185.53	42,827.00
Gross Profit	90,097.38	88,247.68	399,345.96	428,038.81
Expenses	100,090.68	115,076.33	357,771.57	393,463.84
Operating Profit	(9,993.30)	(26,828.65)	41,574.39	34,574.97
Other Income/Expenses	1,593.74	29,347.66	4,228.56	4,575.72
Net Profit	(8,399.56)	2,519.01	48,802.95	39,150.69

2007 – Reserves for water were in the checking account as interest was more than in the savings account.

Other income/expenses had the sprinkler system assessment