



**LAKE LIMERICK COUNTRY CLUB  
BOARD OF DIRECTORS  
AGENDA  
April 18, 2009**

- 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: See Attached List
- II. GUESTS FROM THE FLOOR: Request to be added to the agenda: None
- III. APPROVAL OF MINUTES:  
March 21, 2009 BOD Meeting  
A motion was made by Dick Sirokman, seconded by Dave Kohler and passed with the following changes:  
Golf fees – adult punch card for 18 holes should read for 10 rounds not 11 rounds.
- IV. FINANCIAL REPORT: Esther Springer-Johannesen Treasurer  
A motion was made by Dave Kohler, seconded by Dick Sirokman and passed as follows:  
To approve the Financial Report for March 2009 as presented
- V. CONSENT AGENDA: (Committees motions, attached)  
A motion was made by Dave Kohler, seconded by Shirley Toner and passed as noted:  
Water Committee Motion was approved as written  
Lake Dam Motion passed with a note that the exposed wire from the gate to the ground is should be protected in some way.  
The Inn Committee will purchase a sample chair and resubmit the motion at the next Board meeting  
The New Years Eve Dance music will be a DJ at the cost of \$800  
The new barbeque is on hold as Esther may be able to get one from her work at a discount.  
Architectural Committee: Add the approval of the Board to issue the three Architectural fines as noted in the minutes.  
The approval of the "Alternative Energy Guidelines" was removed from the Consent Agenda and will be done at the next Board Meeting as members did not have sufficient time to review them.  
The Architectural motion regarding the fence was approved as written
- VI. OLD BUSINESS:
- 1) 2010 Project: Less then 130 signatures are needed to complete this project.
  - 2) 760 E Road of Tralee status report attached. Scott, Bill and Jerry will do a walk through this week.
  - 3) Reader Board: The Sub Committee presented a proposal sheet for repair of the existing sign and/or the LED sign giving the Board eight options. The Board asked that the sub committee get a final bid on Option A for repair of the existing entrance sign from Bublitz. The sub committee will also get a final bid for a two foot by 6 foot two sided LED sign to be placed at the fire station.
  - 4) Drain field on golf course: there has been no response to letter(s) sent in February. A second letter will be sent requesting a response within two weeks.
  - 5) Restaurant chairs, motion still on hold
  - 6) Lounge TV, Motion still on hold
  - 7) Hall Rental Agreement
- A motion was made by Dick Sirokman, seconded by Tom Taylor and passed as follows:  
To approve the Hall Rental Agreement as presented.
- VII. NEW BUSINESS
- 1) The four used golf carts as approved on the capital budget were purchased without prior approval from the Board. Dick Sirokman will contact the vendor to work out a lease to own program if possible.

VIII. ANNOUNCEMENTS

April 18, Annual Meeting 2:00 p.m.  
April 18, Magpies Bake Sale  
April 25, Fishing Derby  
May 2, Fashion Show  
May 10, Mother's Day Brunch  
May 16, Next BOD Meeting  
May 23, Memorial Day BBQ  
May 24, Bunco  
May 27, Wednesday Night BBQ's Begin

IX. MOTION TO CONVENE TO CLOSED SESSION:

A motion was made by Dave Kohler, seconded by Dick Sirokman and passed as follows:  
TO convene to closed session for a personnel matter

X. CLOSED SESSION

XI. MOTION TO RECONVENE TO OPEN SESSION:

A motion was made by Dave Kohler, seconded by Esther Springer-Johannesen as passed as follows:  
To reconvene to open session

XII. MOTION TO ACCEPT ALL CLOSED SESSION MOTIONS: No motions were made in closed session.

XIII. MOTION TO ADJOURN MEETING

A motion was made by Dave Kohler, seconded by Shirley Toner and passed as follows:  
To adjourn the meeting at 11:20 a.m..

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



LAKE LIMERICK COUNTRY CLUB, INC.  
 790 East Saint Andrews Drive, Shelton, WA 98584  
 Phone (360) 426-3581, Fax (360) 426-8922, e-mail [lakelim@hctc.com](mailto:lakelim@hctc.com)

### March 2009 Financial Recap

	2009	2008		
Cash in Bank Admin	41,584.04	9,284.70		
Cash in Bank Water	96,763.95	44,451.29		
Reserves Admin	132,137.86	48,951.31		
Reserves Lake Mgmt	22,025.01	7,947.38		
Reserves Water	252,865.67	177,774.46		
<hr/>				
	<u>Mar 2009</u>	<u>Mar 2008</u>	<u>YTD</u>	<u>YTD vs Budget</u>
Revenue Admin	66,457.88	63,220.32	400,448.55	403,315.08
Gross Revenue Sales	76,592.83	83,427.61	310,865.53	405,089.64
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Net Income	143,050.71	146,647.93	711,314.08	808,404.72
<hr/>				
Direct Costs	8,801.64	14,575.99	67,537.36	88,315.64
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Gross Profit	134,249.07	132,071.94	643,776.72	720,089.08
<hr/>				
Expenses	114,466.64	123,918.58	595,876.44	647,789.36
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Operating Profit	19,782.43	8,153.36	47,900.28	72,299.72
<hr/>				
Other Income/Expenses	4,018.55	2,096.00	13,366.24	(1,950.12)
<hr/>				
Net Profit	23,800.98	10,249.36	61,266.52	70,349.60
<hr/>				
Inn	(7,926.21)	(7,487.27)	(56,433.11)	(22,731.66)
<hr/>				
Golf	(6,020.76)	(7,650.91)	(106,214.36)	(80,642.58)
<hr/>				
Café	( 3,804.84)		(29,548.01)	(8,815.00)
Greens	( 8,093.54)		(57,001.73)	(63,356.50)
Pro Shop	5,877.62		(19,664.62)	( 8,471.08)

**CONSENT AGENDA**  
**April 18, 2009**

**WATER COMMITTEE:**

Source of payment for Sundance Invoices

A motion was made by Roger Alberts, seconded by Rob Koenig and passed as follows:  
To pay Sundance from money market fund (rather than checking).

**LAKE/DAM COMMITTEE:**

Motion #1: I move that we provide the funds, (\$400), for the installation of a motion detector light at the new gate at Anglia. Motion made by Rob Runne, seconded by Linda Smith. Motion carried.

**GREENS COMMITTEE:** No Motions

**INN COMMITTEE:**

**Chairs:** Report by Deb Adams

Deb would like to buy 80 new chairs for \$21.99 each and change the new seats and back out to our current frames which have a 20 year guarantee. We will sell the frames and our old backs and seats on E-Bay. This will lower our costs to \$1759.20 plus tax and shipping; with Magpie's donation of \$2000.00, we should be very close to breaking even. A motion was made by 1<sup>st</sup>. Nancy Dunnington, 2<sup>nd</sup>. By Marilyn Feist to proceed. Motion Passed **MTB**

**Increase Social Membership Dues:** Because we are a for profit organization, Social Members have to be allowed birthday dinners. To cover the cost of the dinners the dues will have to be raised to \$50.00 from the current \$35.00 starting Oct.1, 2009. There are only 20 memberships left and we would encourage more people to take advantage of this opportunity. A motion was made by 1<sup>st</sup>. Lin Reber and 2<sup>nd</sup> by Nancy Dunnington to present this to the board. Motion passed

**New Year's Eve:**

New Year's Eve will be on a Thursday night this year. Bands are becoming too expensive. A suggestion was made to have a D.J. this year for much less. Motion was made to approve this by 1<sup>st</sup>. Sue Devlin 2<sup>nd</sup> Lin Reber. Motion passed. **MTB**

**New Barbeque for Inn. (\$500.00 max.)**

Motion made by 1<sup>st</sup> Carolyn Parker 2<sup>nd</sup> Lin Reber to purchase new barbeque for the Inn. Motion passed. **MTB**

**YOUTH COMMITTEE:** No Meeting

**ARCHITECTURAL COMMITTEE:**

Ed Toner moved to: **SEND THIS FINAL VERSION OF THE "Alternative Energy Architectural Guidelines" (see Attachment) TO THE LLCC BOARD OF TRUSTEES FOR THEIR REVIEW AND APPROVAL.** Lisa Carey seconded, and the motion PASSED.

Lisa Carey moved to: **NOTIFY MR. SOTO (Lot 4-094) THAT WE WILL NOT REQUIRE HIM TO MOVE HIS RECENTLY ERECTED FENCE.** Roger Derheim seconded, motion PASSED.

**EXECUTIVE COMMITTEE:** No Meeting

**HEARING COMMITTEE:** No Meeting

**Sheila Hedlund**

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**From:** "Carey, Scott" <SCarey@greendiamond.com>  
**To:** <llccb@hctc.com>  
**Sent:** Friday, April 17, 2009 3:25 PM  
**Subject:** FW: Hlibockii House

Please put in BOD boxes. Thanks

Scott Carey  
Green Diamond Resource Company  
Phone 360-427-4771  
Fax 360-427-4767  
Cell 360-490-6627

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**From:** wlmcd1@aol.com [mailto:wlmcd1@aol.com]  
**Sent:** Friday, April 17, 2009 2:25 PM  
**To:** Carey, Scott  
**Subject:** Hlibockii House

Scott, I lied. We are not finished and will probably take until the end of this month.

Kitchen - Cabinets, sink, floor tile in place. Sealing of grout and installation of molding to be done.

Main bathroom - New sink needs to be installed, painted, cleaned up, shower fixtures to be installed.

Downstairs bathroom - need to install toilet and sink which we have - Need to find a shower door.

Upstairs - some sheetrock work needs to be done plus texturing of walls and ceiling

Painting downstairs

Will send an update next week.

Bill

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## SIGN RECOMMENDATIONS:

After gathering opinions from members and researching costs, this committee urges prompt attention to professional repairs of the main entry sign as it exists, and recommends that our maintenance crew begin work on the other signs before they fall into the same state of disrepair.

We further recommend the Fire Station property for the informational sign using their existing sign or placement of an LED cabinet. (*Preliminary discussions with the Fire Station indicate that there would be no obstacles to the shared use of their existing sign, either at it's current location or moved to the St. Andrews side of their property.*)

We are providing the Board with our research results in spreadsheet form, showing costs associated Channel signs, LED signs and repairs.

We also are providing a comprehensive report produced by the Small Business Administration regarding the effectiveness and traffic safety issues around LED signs.

Sign Contractor	Option A	Option B	Option C	Option D	Option A+D	Option E	Option A+E	Option F
Case Inlet	\$16,125.50	\$16,640.00	\$16,706.26	\$11,847.50	\$27,973.00	\$22,186.00	\$38,311.50	--
Bolander Sign Co.	\$10,080.00*	--	\$13,440.00	--	--	--	--	--
Bublitz Sign Co.	\$6,186.00	--	--	\$11,612.00	\$17,798.00	\$23,224.00	--	\$2,652.00
Esco Sign Co.	--	--	--	\$13,500.00	--	--	--	--

**Option A:**

Repair Existing Sign ONLY

**Option B:**

New Sign - Synthetic Material

**Option C:**

New Sign - Wood (Like for Like)

**Option D:**

LED One Sided

**Option E:**

LED Double Sided

**Option F:**

Cabinet Reader Sign, One Sided - Recommended Location - Fire Station

\*This option is not a REPAIR - it is for resanding/repainting ONLY.

All LED and Cabinet Reader Signs DO NOT include electrical hookup costs. This would be an additional fee of approximately \$1,200-\$3,000 depending on location.

Lake Limerick Country Club  
790 E. St. Andrews Drive  
Shelton, WA 98584  
Ph: 360-426-3581, FAX: 360-426-8922  
E-Mail : [lakelim@hctc.com](mailto:lakelim@hctc.com)  
Web Site: [lakelimerick.com](http://lakelimerick.com)

## Lake Limerick Country Club Great Hall Rental Application And Agreement

\_\_\_\_\_  
First & Last Name

\_\_\_\_\_  
Name of Organization (if applicable)

\_\_\_\_\_  
Description of Event (Wedding, Retirement Party, Reunion)

\_\_\_\_\_  
Contact Phone Number/s

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_ Set Up \_\_\_\_\_ Take Down \_\_\_\_\_  
Date Facility is Needed

Number of people expected: \_\_\_\_\_ (MAXIMUM : 175)

Event Coordinator: \_\_\_\_\_ Phone# \_\_\_\_\_

Catering: \_\_\_\_\_ Phone# \_\_\_\_\_

DJ/Music: \_\_\_\_\_ Phone# \_\_\_\_\_

**NOTE: ALL MUSIC MUST CEASE BEFORE MIDNIGHT.**

Flowers being delivered by: \_\_\_\_\_ Phone# \_\_\_\_\_

Will alcohol be served (Circle all that apply)      Beer      Liquor      Wine      Champagne

Please list below any special needs, concerns or requirements to make your event a success!

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Office Use Only

CALENDAR ENTRY BY: \_\_\_\_\_

RESERVATION AND  
DAMAGE DEPOSIT  
\$ \_\_\_\_\_

CHECK# \_\_\_\_\_

DATE RCVD: \_\_\_\_\_

SECURITY FEE PAID  
\$ \_\_\_\_\_ DATE: \_\_\_\_\_

RCVD BY: \_\_\_\_\_

DEPOSIT RETURNED  
AMOUNT \$ \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

OTHER: \_\_\_\_\_



# Lake Limerick Country Club

THIS RENTAL AGREEMENT ("Agreement") is made by and between the LAKE LIMERICK COUNTRY CLUB, (hereinafter LLCC") and \_\_\_\_\_, (hereinafter "TENANT.")  
(First & Last Name or Name of Organization)

LLCC and the TENANT collectively may be referred to as the "Parties".

## 1. ENTIRE AGREEMENT

This Agreement constitutes the entire Rental Agreement between the parties pertaining to the subject matter contained in it as it relates to all prior and contemporary agreements, representations, and understandings of the parties. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by all of the parties. No waiver of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provisions, nor shall it be binding unless executed in writing by the party making the waiver.

## 2. DESCRIPTION

LLCC hereby rents to TENANT, and TENANT hereby rents from LLCC, that certain real property located at 790 E St. Andrews Drive, City of Shelton, County of Mason, State of Washington, otherwise known as the Lake Limerick Country Club Great Hall, street level entry only (hereinafter the "Premises"). The "Premises" DOES NOT INCLUDE THE: downstairs restaurant, surrounding grounds and park areas, patios, bridge, Island, beach area, play ground equipment, tennis courts. These areas belong to the Home Owners Association of Lake Limerick Country Club and are NOT available for your event guests.

## 3. USE AND OCCUPANCY

TENANT is renting the premises in its present condition. TENANT shall use and occupy the premises for the purpose stated on page one, "Description of Event". The premises shall be used for no other purpose without the prior written consent of LLCC.

## 4. TERM OF RENTAL

The Premises will be available to the Tenant pursuant to this Agreement at:

\_\_\_\_\_ A.M. / P.M. on \_\_\_\_\_, (Month) \_\_\_\_\_, Date: \_\_\_\_\_  
(1:00 PM) (Saturday) (June) (12th)

The Premises must be restored to its original pre-event condition no later than MIDNIGHT on the day of the event.

## 5. RESERVATION AND DAMAGE DEPOSIT

TO HOLD AND CONFIRM YOUR RESERVATION DATE: A Reservation and Damage deposit of **\$350.00** is due and payable upon execution of this Agreement. Damage Fees may apply after the event, and shall be taken out of this deposit. Costs incurred by LLCC to return the premises and property to as good a condition as existed prior to the commencement of YOUR Event shall be deducted from the Deposit. The balance will be returned to Tenant within 7 business days after the event has ended. (Holidays not counted as Business Days). In the event that damages exceed the \$350.00 deposit, TENANT agrees all fees over that amount shall be paid to LLCC by the Tenant within 30 days after such notice is received from LLCC.

## 6. PARKING

TENANT'S use of the Premises shall include the parking lot in front of the premises. LLCC shall not be responsible for damage or theft of property of TENANT or TENANT'S guests whether parked in the designated parking area for the Great Hall or any adjacent public or private parking areas.

## 7. HOLD HARMLESS

TENANT shall defend, hold harmless, and indemnify LLCC, its elected officials, officers, employees, agents, and volunteers against all claims, suits, actions, costs, expenses (including, but not limited to, reasonable attorney's fees of LLCC and counsel retained by LLCC, expert fees, litigation costs, and investigation costs), damages, judgments, or decrees by reason of any person or persons' bodily injury, including death, or property (including property of LLCC) being damaged by the negligent acts, willful acts, or errors or omissions of the TENANT or any person employed under TENANT, or in any capacity during the event, except when the injury or loss is caused by the sole negligence or intentional wrongdoing of LLCC.

# Lake Limerick Country Club

## 7. ALCOHOLIC BEVERAGES, MANDATORY BARTENDER

If alcoholic beverages are to be served it must be so noted on page one (Will Alcohol be served?) of this Agreement. Washington State Liquor Control Board regulations require that all alcoholic beverages be served by a bartender. The LLCC Bartender is available for a \$100.00 set up fee for the Bar. The \$100.00 fee includes our Bartender for 4 hours. An additional fee of \$25.00 per hour will be added for the bar to remain open after 4 hours. All alcoholic beverages must be purchased from LLCC (Except wine or Champaign). ALL ALCOHOLIC BEVERAGES MUST BE CONSUMED ON THE PREMISES. Alcoholic beverages are NOT PERMITTED OUTSIDE THE PREMISES (Building). Tenant shall indemnify and hold harmless LLCC from any and all liability if TENANT or any of TENANT'S guests or members brings alcoholic beverages to the event without LLCC's knowledge. The TENANT agrees to assume full responsibility for the conduct of its members, agents, participants, customers, employees and guests, and all other persons who visit or use the facility in connection with Tenants rental thereof.

## 9. SECURITY

All weddings serving alcoholic beverages SHALL be required to hire a Security Guard for the term of the rental. This shall be arranged for thru LLCC and paid for by TENANT.

## 10. CANCELLATION

Tenant may cancel the scheduled event by notifying LLCC by phone, fax or in person. In the event of a cancellation tenant automatically forfeits deposits as follows:

- a. Less than 60 days prior to the scheduled event, Forfeit \$350.00
- b. More than 60 days prior to the scheduled event, Forfeit \$100.00
- c. The balance of the Reservation and Damage Deposit, together with any other fees deposited, shall be returned to Tenant by LLCC VIA U.S. Mail within 7 working days after cancellation. (Holidays not included as working days) LLCC is not responsible for U S Mail delays.
- d. LLCC may require TENANT to relinquish the premises on demand in the event of a disaster or damage from fire or other emergency as determined by LLCC. In such instances LLCC may notify TENANT either verbally or in writing. All monies paid including the Reservation and Damage Deposit shall be returned to TENANT in full within 7 working days of said notification. (Holidays not included as working days) The return of the TENANT'S Reservation and Damage Deposit together with any other fees collected shall be the sole and exclusive remedy for the termination of this agreement. TENANT hereby expressly waives any claims for damages or compensation arising from or related to the termination of this agreement under this paragraph.
- e. If the Police Department receives complaints about noise from music, or general rowdiness in and around the "Premises", they may exercise their professional judgment and either give the TENANT a warning, or have the music turned off, or request that the event be closed and the premises vacated. There will be no refunds or partial refunds if the event is terminated in this manner. NO EXCEPTIONS.

## 11. NOTICES

All notices required by this Rental Agreement to be given to either party may be given personally or by depositing the same in the United States mail, postage prepaid, and addressed to either party as set forth below and, in that event notice shall be deemed to have been given three (3) days after the mailing date.

Tenant may notify LLCC at:

Lake Limerick Country Club  
790 E. St. Andrews Drive  
Shelton, WA 98584

LLCC may contact Tenant at:

See page one for TENANT mailing address.

# Lake Limerick Country Club

## 12. ASSIGNMENT

TENANT'S rights pursuant to this Agreement shall not be assigned to any other party without the written approval of LLCC prior to the scheduled event. Subject to the restrictions on assignments as herein contained, this Rental Agreement shall inure to the benefit of, and shall be binding upon the assigns, successors in interest, personal representatives, estates, and heirs of the respective parties hereto.

## 13. ATTORNEY'S FEES

The remedies provided herein are cumulative and may be enforced separately or concurrently. If any action is brought to enforce the obligations or rights of the parties under this Agreement, the prevailing party in the action will be entitled to all costs and expenses, including attorney's fees and all other documented fees incurred in the action.

## 14. ACKNOWLEDGMENT

Both parties acknowledge, with their signatures below, receipt of a signed copy of this agreement. TENANT acknowledges that they have read and understand this Rental Agreement & Regulations Governing the use of the "Premises", and agrees to comply with all terms and conditions contained herein.

The parties have executed this Rental Agreement on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
(Date) (Month) (Year)

TENANT:

Lake Limerick Country Club

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

**LAKE LIMERICK COUNTRY CLUB, INC.**  
**BOARD OF TRUSTEES**  
**ELECTION OF OFFICERS**  
**April 18 2009**

The meeting was called to order by Scott Carey at 3:05 p.m.

Members attending were: Scott Carey, Dick Sirokman, Esther Springer-Johannesen, Tom Taylor, Carolyn Parker, Shirley Toner, Lee Dormuth, Brian Smith and Dave Kohler.

**Nominations were open for the position of President.**

A motion was made by Dick Sirokman, and seconded by Tom Taylor to nominate Scott Carey for President

A motion was made by Shirley Toner and passed as follows: To close the nominations Scott Carey was elected President by acclamation, it was passed unanimously.

**Nominations were open for the position of Vice President.**

A motion was made by Dick Sirokman, and seconded by Tom Taylor to nominate Brian Smith for Vice President

A motion was made by Dave Kohler and passed as follows: To close the nominations Brian Smith was elected Vice President by acclamation, it was passed unanimously.

**Nominations were open for the position of Treasurer.**

A motion was made by Shirley Toner, and seconded by Dick Sirokman to nominate Esther Springer-Johannesen for Treasurer.

A motion was made by Shirley Toner and passed as follows: To close the nominations Esther Springer-Johannesen was elected Treasurer by acclamation, it was passed unanimously.

**Nominations were open for the position of Secretary.**

A motion was made by Dick Sirokman, and seconded by Esther Springer-Johannesen to nominate Shirley Toner for Secretary.

A motion was made by Tom Taylor and passed as follows: To close the nominations Shirley Toner was elected Secretary by acclamation, it was passed unanimously.

**Other Business:**

The Sub Committee presented a final bid as requested from Bublitz as requested in the Board Meeting the morning of April 18, 2009.

A motion was made by Dave Kohler, seconded by Dick Sirokman and passed as follows:

To accept the bid of \$4,961.00 to repair the entrance sign using the bid from Bublitz.

A motion was made by Dave Kohler, seconded by Lee Dormuth and passed as follows:

To adjourn the meeting at 3:10 p.m.

Respectfully Submitted by:

Sheila Hedlund

Office Manager

Preliminary Minutes, not approved by the Board of Trustees. For Review Only.