



**LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS
MINUTES
June 19, 2010**

I. ROLL CALL:

President Esther Springer-Johannesen, Vice President Tom Taylor, Treasurer, Bill McDonald, Secretary Dave Kohler, Directors, Lee Dormuth, Dick Sirokman, Carolyn Parker, Brian Smith and Water Chair Nan Stricklin.

II. APPROVAL OF MINUTES:

May 15 BOD Meeting Minutes

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

To approve the minutes of the May 15, 2010 Board of Directors Meeting as written

III. FINANCIAL REPORT: Bill McDonald, Treasurer

Bill reported that the budgeted amount for Repair & Maintenance was \$61,000.00 but we are now sitting at \$102,000.00. Bill will research the expenditures to determine if some of the items were originally approved as capital expenditures.

Bill has budget worksheets ready for the committees and asked that they return them with all items and projects they feel need to be included. Once these are submitted they can be prioritized and/or put into the long range planning budget.

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

To approve the Financial report for May 2010 as presented.

IV. GUESTS FROM THE FLOOR: Requests to be added to the agenda

- Tom Simmons feels that the trees in the parking lot could have been saved with more research. The Board is calling for a read out to determine if the project was completed as per their vote.
- Pat Feist presented a drawing of the parking area at the maintenance shop and was concerned that the fence is intruding on county property. It was suggested that the fence does not cross onto county property and is as per plan except for the discovery of a second water line into the shop. A follow-up discussion was requested.
- John Torkelson presented photos and an estimate of expenses for beautification of the cart sheds which are now exposed due to the parking area project. The project will be sent to the Planning Committee for review and presented to the Board at the next meeting.
- Tillie Waldron came to the meeting today to request an addition to the budget for toys at Olde Lyme Park. The Board will consider the request as part of the budget planning process.
- Jim Nutt stated that applications for the parking lot and the maintenance area upgrades were not submitted to the Architectural Committee for approval.

V. CONSENT AGENDA: (Committees' motions, attached)

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

To approve the Consent Agenda with the following items pulled for further discussion:

Lake Dam Motion #1 Tipperary Dock

The Dock is in bad shape and needs to be replaced. Linda Smith reported that she looked into replacing just the floats and the cost was \$10,000, to do the entire project is \$15,019.00.

Lake Dam Motion #2 Fine Schedule for Lake Rule Violations

The schedule did not get added to the minutes so was not available for review by the Board, due to the time of the year the board made the following motion:

To approve the fine structure with the initial fine of \$100 and bring the rest of the schedule to be presented to the board at the next meeting for final approval.

VI. OLD BUSINESS:

1. 2010 Project

Tom reported that there has been no change; we still need 16 votes in Division 5, and 70 votes in Division 4. The second opinion has been received and will be reviewed by Esther and Tom with the club attorney before presentation to the Board. The club attorney has volunteered to go door to door to collect votes in Division 4.

2. General Manager Position

A meeting was held after the executive meeting to determine the problem areas, the three most important areas are: Human resource issues, coordination of activities between departments and follow through on projects.

3. Maintenance Committee Resolution 2006-06 review

After reviewing the Maintenance Committee Resolution it was determined that it should not be changed but rather a new committee resolution be established. The new committee resolution would be called the "Capital Planning Committee" and they will organize and prioritize capital projects. So the Committee currently known as the Maintenance committee, which is chaired by Dave Taylor, will now be known as the Capital Planning Committee.

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

To establish the "Capital Planning Committee" with Resolution 2010-xx as presented. (Note: the actual resolution number will be determined when published.)

4. Pickle Ball Court update

John Torkelson reported that his original requested budget was \$2165, but the actual expenditures turned out to be only \$1319, due to the ability to use several items that we already had and the donation of youth equipment from the company we purchased the nets from.

VII. NEW BUSINESS:

1. Recommendation from Architectural Committee to Fine 04-168

A Motion was made by Carolyn Parker, seconded by Dave Kohler and passed as follows:

To approve the recommendation from the Architectural Committee to fine 04-168 \$1,000.00.

2. Park Septic Tanks

Larry reported the following on the septic inspections; Anglia's septic system is good and the restrooms are completed. Olde Lyme Park's septic has a crack but can be repaired for \$700.00, the driveway has been blocked off as it goes directly over the system and is the cause for the current problem. Tillie also requested we put signs up stating "No Overnight Parking" as this has been an issue. Log Toy's restrooms are up and running and the park host spot and electrical are completed. All three areas' septic tanks are exposed right now so that risers can be installed, the areas will be flagged to warn members of the exposure. All parks are now set up for a two year inspection schedule.

3. Golf Annual Audit

The audit was done by Bill McDonald to determine if any member annuals were purchased by non members. The definition of member is "a Lot Owner". The golf rules will be reviewed to confirm consistency with this definition. There will also be a validation of the wording in the golf rules associated with a member's ability to purchase up to two annual golf memberships.

4. Resignation of Board Member

Joe Castelluccio has resigned from the Board of Directors for personal reasons. The Board has requested that he submit his resignation in writing for the record.

A Motion was made by Dick Sirokman, seconded by Dave Kohler and passed with no nays as follows:

To accept the resignation of Joe Castelluccio

Esther called for recommendations from the Board to fill the vacant position.

A motion was made by Brian Smith, seconded by Carolyn Parker and passed with no nays as follows:

To appoint Sharon Hadsall to fill the vacant position on the Board of Directors.

5. Street Signs

Larry had a sample street sign to present to the board to determine if they would like the project to be turned over to the Capital Planning Committee. The consensus was to forward the project to the Capital Planning Committee.

6. Inn Beam Repairs

Larry has a quote for \$1,200 to clad the Inn beam. This will control any further deterioration.

7. Maintenance Parking Stripping

Larry has a quote to stripe the gravel parking area for \$250.00

8. Sport Court Striping

The striping is due to be completed on Monday (June 21, 2010). The recommendation is to move the basketball area to the tennis side of the court as the pickle ball net poles are too close to the basketball court and could present a safety issue. The hoop can be moved at a later date and will not interrupt the striping project.

After Review of the above proposed projects, a motion was made by Brian Smith, seconded by Dave Kohler and passed with no nays as follows:

To complete the following projects: repair Olde Lyme's septic system (\$700), stripe the gravel parking area at the maintenance shop (\$250), move the basketball court and hoop without delaying the striping (est \$500), repair/replace the Tipperary dock (\$15,019), and to schedule the beam repair for September (\$1200).

VIII. MEMBER COMMENTS:

Sharon Haworth stated that she wants everyone who attended the meeting today to do some soul searching and learn to respect one another as the treatment of fellow members today was uncalled for.

IX. ANNOUNCEMENTS:

June 20, Father's Day BBQ
July 3, Lake Limerick Daze
July 4, Bunco
July 10, Lake Dam Meeting, changed due to LL Daze
July 15, Free Family Night Bingo
July 17, Board Meeting

X. CLOSED SESSION:

A motion was made by Dave Kohler, seconded by Carolyn Parker and passed with no nays as follows:

To CONVENE TO CLOSED SESSION FOR PERSONNEL MATTERS

XI. RECONVENE:

A motion was made by Lee Dormuth, seconded by Brian Smith and passed with no nays as follows:

To RECONVENE TO OPEN SESSION

XII. MOTION TO ACCEPT CLOSED SESSION MOTIONS:

No motions were made in closed session, it is noted that Esther Springer-Johannesen and Dave Kohler will be representing the club at a state hearing on June 21, 2010.

XIII. MOTION TO ADJOURN

A motion was made by Brian Smith, seconded by Lee Dormuth and passed with no nays as follows:

To adjourn the meeting at 11:37 a.m.

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

CONSENT AGENDA
June 19, 2010

WATER COMMITTEE: No Motions

LAKESHORE/DAM COMMITTEE:

Linda has procured 3 bids for replacing the dock at Tipperary. All are non-wood docks, composed of trex type material. Lakeshore: \$17,105, Kapperts: \$21,121 and Kimber: \$15,019.

Motion #1: We recommend that we accept Kimber Construction's bid for replacing the dock at Way to Tipperary. Motion made by Jim Devlin and seconded by Linda Smith. Motion carried.

Motion #2: I move that we recommend approval of the LLCC Lake Rules Violation Notice with the fine schedule. Motion made by Linda Smith and seconded by Doug McGrath. Motion carried.

Motion #3: I move that we accept the Linke bid for 4 picnic tables not to exceed \$1000. Motion made by Dave Kohler and seconded by Linda Smith. Motion carried.

GREENS COMMITTEE: No Motions

INN COMMITTEE:

Marilyn Feist moved to: RE-OPEN BREAKFAST ON SUNDAY MORNINGS AT THE INN, AS SOON AS POSSIBLE, AT LEAST FOR THE SUMMER. Suz Sirokman seconded, and the motion PASSED

Linda Smith said that the band *Rock 'N Roll Magic* has come to LLCC Inn the past two New Years Eves, and last year the house was packed. It was agreed we should bring them back again this year. Linda said they have offered to reduce their price to \$1,300. Linda Smith moved to: ASK THE BOARD OF TRUSTEES TO APPROVE BRINGING ROCK 'N ROLL MAGIC BACK TO LLCC INN FOR THIS COMING NEW YEARS EVE. Penny Cory seconded, and the motion PASSED.

YOUTH COMMITTEE: No Meeting

ARCHITECTURAL COMMITTEE:

Motions to the Board: Chris Johannesen moved that AC adopt a 3 strikes guideline for derelict landlords and/or renters and refer to the LL BOD to work with Rob Wilson-Hoss for proper verbiage. Dave Noble 2nd and motion passed.

EXECUTIVE COMMITTEE: No Motions

MAINTENANCE COMMITTEE: No Minutes as of June 17, 2010

HEARING COMMITTEE: No Meeting



**View from
first tee**

Golfers first impression



**View from
last green**
Golfers last impression

Cart Shed Restoration Estimate

Roof	\$5,000
Two vents	\$48
Door reskin (20 doors)	
Skins	\$230
Labor	\$540
New Internal latches	\$400
New deadbolts	\$400
Paint	
Paint	\$625
Labor	\$0
Total	\$7,243

Not to exceed cost \$8000

RESOLUTION NO. 2010 - xx
Capital Planning Committee

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This resolution sets out the purposes, authority, makeup and operating procedures of the Lake Limerick Country Club Capital Planning Committee.

1. **Purposes.** The Capital Planning Committee has the following primary purposes, all centered on providing advice to the Board of Directors of the Association:

- to research and develop plans for capital maintenance and repair projects associated with the properties of the Association;
- to direct and review the work of the various consultants and contractors who will be developing plans and procedures for the repair of various Association facilities;
- to determine and recommend to the Board of Directors an appropriate solution for the repair and maintenance of Association property;
- to recommend to the Board of Directors and the Association various contractors and methods of correcting deficiencies in the facilities of the Association;
- to develop appropriate cost estimates for various projects; and
- to consolidate the capital improvement budget proposals submitted by the various Lake Limerick Country Club Committees into a single document containing the upcoming projects in a priority listing for consideration and approval of the Board.

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2. **Authority.** The Capital Planning Committee does not have the authority to act for the Board of Directors with respect to any final decisions; rather, it recommends to the Board based on its investigations, experience and deliberations. The Board may or may not accept such recommendations in whole or in part. The Capital Planning Committee does have the authority to make such investigations and recommendations to the Board.

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3. **Makeup.** The Capital Planning Committee will be formed at the request of the Board of Directors and shall be composed of those members of the Association that the BOD feels have the necessary expertise and experience associated with the needs of the community. The Committee will be formed to analyze a problem, discuss various methods of correcting the situation, arriving at an appropriate solution, developing a cost estimate and presenting their findings to the Board. Members of this committee should also include the Treasurer and representatives from the Greens, Lake/Dam, Inn and Water committees.

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4. **Operating Procedures.** The Capital Planning Committee shall operate pursuant to procedures that are fair and reasonable. Any special requirements of the Board will be presented to the Committee

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Date: February 13, 2010
TO: Lake Limerick Board of Directors
FROM: Architectural Committee
REGARDING: Scott & Kim Herigstad/ 4-168

LEGAL CHECK LIST:

1. **Contact Person:** Jim Nutt, 360-426-9231

2. **Chronology:**

On Dec 19,, 2009 – fined \$600 due to derelict vehicles and junk on property
February 22, 2010- First letter after fine sent
June 12, 2010 – continuing inspections of property reveal no improvement.

3. **Copy of File attached.**

4. **Photos attached.**

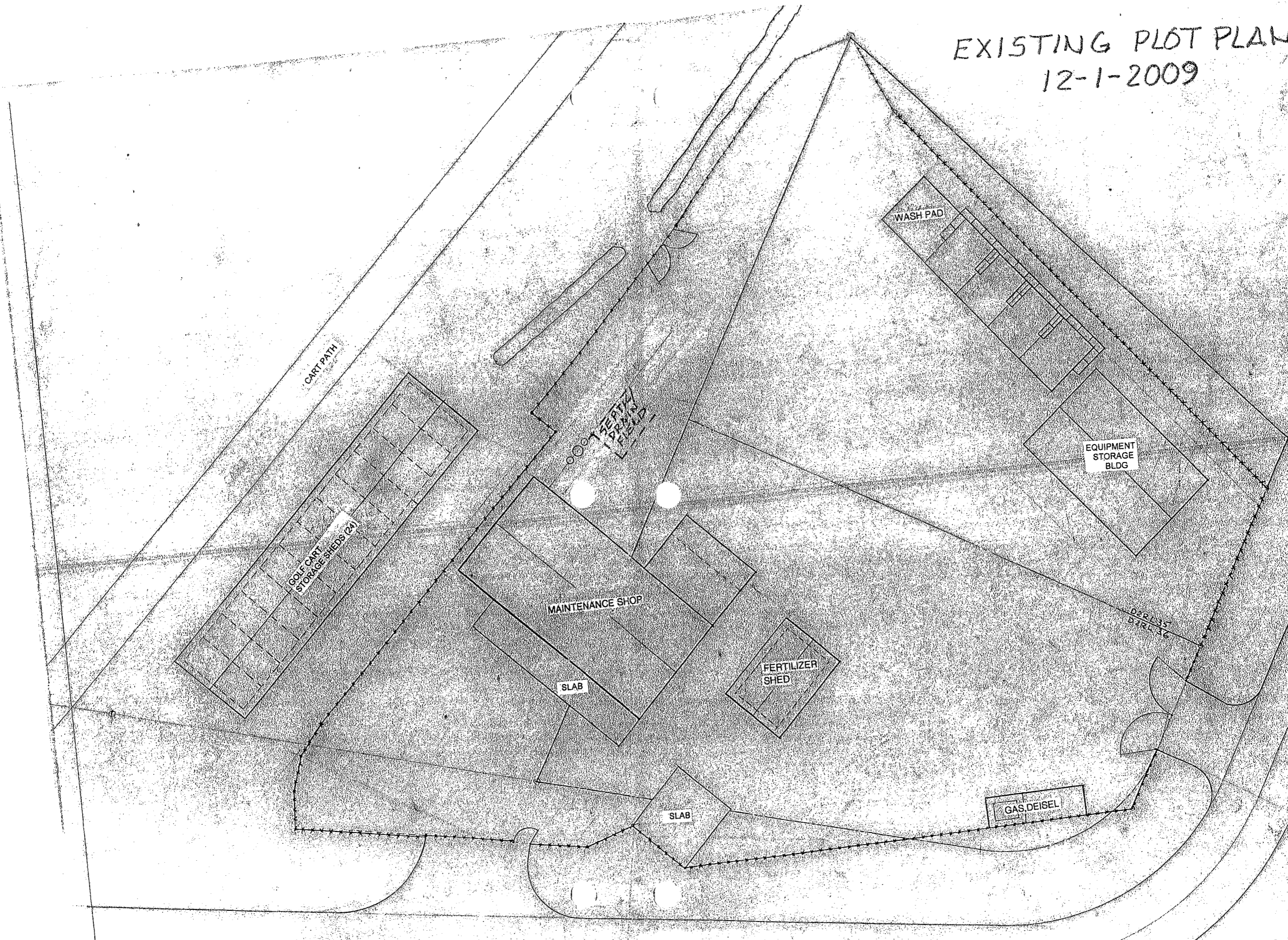
5. **Summary (rules broken):**

CCR 10 of Div. 4: The owner of each lot of said Tract shall keep such lot free and clear of all weeds

and rubbish and do all other things necessary or desirable to keep the premises neat and in good order, and it is hereby agreed that in the event of the default in the performance of this covenant, the Declarant, its successors or assigns, hereby reserve the right to enter upon the property of such owner and remove all weeds and rubbish and do all other things necessary to place said property in a neat and orderly condition in accordance with this covenant, and the expense thereof shall become due and payable from such owner to the Declarant, its successors or assigns within (5) five days after written demand therefore. If not paid, said charges may be foreclosed as a lien against the lot and the lot owner shall be responsible for costs and reasonable attorney fees.

6. **Recommendation:** Fine of \$1000.00 be levied

EXISTING PLOT PLAN
12-1-2009



SHAMROCK DRIVE

LLCC MAINTENANCE YARD
SCALE - FEET 0 10 20
DWN Pat Feist 11/20/2009

MAINTENANCE AREA PARKING PLAN

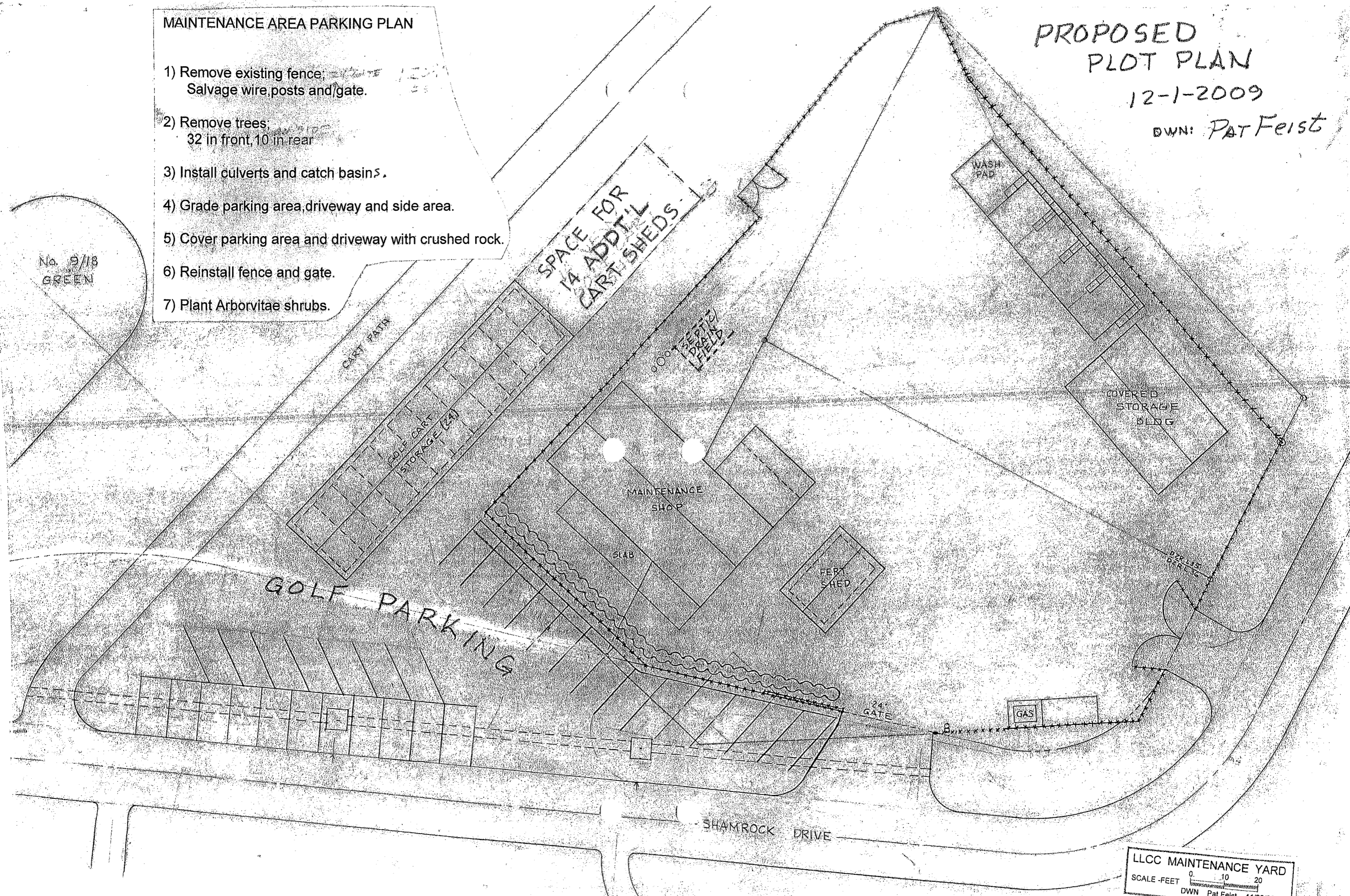
- 1) Remove existing fence; Salvage wire, posts and gate.
- 2) Remove trees: 32 in front, 10 in rear
- 3) Install culverts and catch basins.
- 4) Grade parking area, driveway and side area.
- 5) Cover parking area and driveway with crushed rock.
- 6) Reinstall fence and gate.
- 7) Plant Arborvitae shrubs.

No. 9/18
GREEN

PROPOSED
PLOT PLAN

12-1-2009

DWN: PAT Feist



LLCC MAINTENANCE YARD
SCALE - FEET 0 10 20
DWN Pat Feist 11/20/2009