



**LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS**

MINUTES

November 20, 2010

1. ROLL CALL:

President Esther Springer-Johannesen, Vice President Tom Taylor, Secretary Dave Kohler, Directors, Sharon Hadsall, Treasurer Bill McDonald, Interim Treasurer Dick Sirokman, Carolyn Parker, Brian Smith and Water Chair Nan Stricklin. Lee Dormuth was excused. Carolyn Parker left early due to illness.

2. APPROVAL OF PREVIOUS MINUTES -

A Motion was made by Dick Sirokman, seconded by Carolyn Parker and passed with no nays as follows:
To approve the minutes of October 16, 2010 and October 30, 2010 as written.

3. FINANCIAL REPORT - Interim Treasurer Dick Sirokman

A Motion was made by Sharon Hadsall, seconded by Dave Kohler and passed with no nays as follows:
To approve the financial report for October 2010 as presented

4. GUESTS FROM THE FLOOR

A. Bud Morrow, Division 2, Lot 113 inquired about the restrictions that allow RV's to remain on their lots throughout the winter months. He would like this guideline to be reversed. Mr. Morrow was asked to take his concerns to the Architectural Committee as that was where the guideline originated from, then the Architectural Committee can bring their recommendation, if any back to the Board of Directors.

5. CONSENT AGENDA

- A. Pull the Greens Committee motion from the consent agenda and move to new business
- B. Pull the Inn Committee motion from the consent agenda for discussion under new business
- C. Pull the Architectural Committee motion from the consent agenda for discussion under new business
- D. Pull Planning Committee motion from the consent agenda for discussion under old business
- E. Pull the Hearing Committee motion from the consent agenda for discussion in closed session as a legal matter

A Motion was made by Dave Kohler, seconded by Dick Sirokman and passed with no nays as follows:
To accept the Water Committee motions, all other motions are pulled for discussion and to acknowledge the approval of all the minutes, including Architectural Committee minutes.

6. OLD BUSINESS

A. 2010 Project

Division 4 still needs 4 – 5% of the area to be completed. The goal is to complete this division within two weeks. Tom Taylor requested the board members review the list to see if there is anyone they know and can contact, or know of them and feel they may be someone who would sign. We still need to do some research in division 4 for a Lake Limerick owned lot that may make a good park for this division's youth.

B. Architectural Committee Guideline – Revision Status

It was decided to table this issue until 2011 when the 2010 project is completed, so that all changes can be made at the same time.

C. HVAC System – Inn Committee

Three bids were presented to the board. These bids all have three sections they were bidding on; the inn kitchen, the café kitchen and the inn dining room. The Inn and Planning Committees are recommending Mike's Heating be awarded the bid. This company has been in business for 25 years and will warranty their labor and installation for one year and the furnaces for two years. Once the bid is accepted they will

need to present a contract which will be reviewed to insure all specs are correct. Prior to work beginning they will need a down payment of \$4100.00 to order the furnaces.

A Motion was made by Dick Sirokman, seconded by Dave Kohler and passed with no nays as follows:
To accept the bid from Mike's Heating, to install the HVAC system for \$11,800.00 plus tax with an added 10% contingency.

- D. Delinquent Account Research – Sharon Hadsall
Sharon reported that she and Sheila had been working together on this project but there is more research to be done. Sharon had called one collection agency and they reported that their fee is 30 – 40 %, and they also told her that most companies who work with them bill their customer's account the amount that the collection agency keeps so they still recoup all of their money. Sharon was also asked to consider hiring someone part time to do collections for us in house.

7. NEW BUSINESS

- A. Security System Update and camera quote approval
Sheila reported that both motion detectors had been installed along with a separate key pad for the lounge only. The alarm in the lounge can be set while the rest of the building is in use. Sheila reported that all three bidders for a camera system use the same recording equipment and all were asked to bid without connection to the alarm system as the motion detectors will set the alarm off. The bid from Custom Security was different from the others as it had a rotating camera versus two stationary units.

A Motion was made by Sharon Hadsall, seconded by Dave Kohler and passed with no nays as follows:
To accept the bid from Vince Smith of Digital Abyss to install the camera system for the cost of \$1852.56.

- B. Drug Testing Policy – Dick Sirokman
Dick passed out the current policy and a proposed policy. However, Dick recommends that we leave our policy as is and asked Sheila to bring the current policy and the proposed policy to everyone at the manager's meeting next month. The proposed policy should be used as a guideline and the current policy is to be used for enforcement if necessary. It was noted that the current policy states that our managers have training in this field, Dave Kohler has a Manager Training Sheet on this subject and will forward it to Sheila. Δ
- C. Greens Committee Motion to change fees, as pulled from the consent agenda
Amongst other items, the Greens committee proposed changing the fee for public annuals by adding a cafe/pro shop credit the first year and reducing the annual fee in a graduated fashion over successive years. There was discussion as to whether this would actually bring in more annual purchasers, and if it is good business practice.

A Motion was made by Dick Sirokman, seconded by Tom Taylor and passed with two nays from Dave Kohler and Brian Smith as follows:
To accept the Greens Committee recommendations for the 2011 public golf annual fees and the Ghin fees.

- D. Cash Purchases Policy and Procedures
This policy will be put into effect with the two recommended changes.
- E. Inn Committee Motion for a new range, as pulled from the consent agenda
Dick Sirokman reported that the range that they wanted to purchase was too large to get into the building so the inn motion is no longer valid. This issue will be presented again when another opportunity arises.
- F. Architectural Committee Motion regarding the committee status after 2010, as pulled from the consent agenda
The board stated they have no intention of discontinuing the Architectural Committee. The new Bylaws (approved in 2006) do state that "Lake Limerick" in lieu of the Architectural Committee, is responsible for final approval of permits. Everyone was reminded that our current practice of the Board reviewing and approving the Architecture Committee minutes supports this requirement. So the wording in our governing documents plus the proposed changes in the CCRS complies with the current HOA laws. It

was noted that there is a possibility that the Architecture Guidelines may require updating after the first of the year, depending on the outcome of the 2010 project.

8. OTHER BUSINESS

A. Nominating Committee Chair

Clara Robinson is actively working on getting candidates to run but will not take the position of chair.

9. ACTION ITEM REVIEW

The Action Item List was reviewed and updated.

The following new action items were added:

A. Sheila will present the current drug testing policy and proposed guideline policy at the manager meeting.

B. Dave Kohler will forward Sheila a Manager Training Sheet on drug awareness training.

10. ANNOUNCEMENTS

a) November 20, Thanksgiving Dinner, Clint has prepared a special menu for the evening

b) December 1, Inn Decorating and Pot Luck

c) December 4, Pro Shop Open House

d) December 7, Employee Christmas Party

e) December 11, Tom & Jerry Party

f) December 16, Family Night Bingo

g) December 18, next BOD meeting

h) December 18, Christmas Dinner

i) December 20 – 29, Inn Closed

j) December 27, Pro Shop closed for deep clean

k) December 30 Inn Reopens

l) December 31, New Years Eve Party

11. MOTION TO CONVENE TO CLOSED SESSION

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

To convene a closed session

12. CLOSED SESSION

Legal matter.

13. MOTION TO RECONVENE TO OPEN SESSION

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

To reconvene to open session

14. ACTION ON CLOSED SESSION MOTIONS

No motions were made in closed session

15. MOTION TO ADJOURN MEETING

A Motion was made by Bill McDonald, seconded by Brian Smith and passed with no nays as follows:

To adjourn the meeting at 11:15 a.m.

Respectfully Submitted by: Sheila Hedlund

BOARD OF DIRECTORS MEETING
November 20, 2010

	Division/Lot #	Printed Name	Signature
1	3-152	Rob & Georgia Koenig	Georgia Koenig
2	5-36	Mark & Jennifer Kunk	Jennifer Kunk
3	1-41	Karen Kohler	Karen Kohler
4	3-70	James Deulin	JAMES DEULIN
5	2-59	Pat Forst	
6	2-113	Budd Morrow	BUDD MORROW
7	3-111	Phyllis Antonsen	PHYLLIS ANTONSEN
8	5-124	J NUTT	J NUTT
9	2-252	Dave Taylor	Dave Taylor
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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

**OCTOBER 2010
FINANCIAL RECAP**

	2010	2009		
Cash In Bank Admin	\$ 87,300.34	\$ 66,027.75		
Cash In Bank Water	\$ 123,224.24	\$ 190,581.51		
Reserves Admin	\$ 59,218.60	\$ 118,404.92		
Reserves Lake Mgmt	\$ 29,186.96	\$ 25,442.12		
Reserves Water	\$ 87,348.38	\$ 96,450.23		
Reserves Water Meter	\$ 66,730.29	\$ -		
	Oct-10	Oct-09	YTD	YTD vs Budget
Revenue Admin	\$ 66,142.00	\$ 66,188.00	\$ 66,142.00	\$ 665,296.17
Gross Revenue Sales	\$ 67,070.38	\$ 58,171.85	\$ 67,070.38	\$ (531,730.25)
Net Income	\$ 133,212.38	\$ 124,359.85	\$ 133,212.38	\$ 133,565.92
Direct Costs	\$ 17,591.15	\$ 12,823.05	\$ 17,591.15	\$ 12,439.50
Gross Profit	\$ 115,621.23	\$ 111,536.80	\$ 115,621.23	\$ 121,126.42
Expenses	\$ 112,739.55	\$ 111,526.34	\$ 112,739.55	\$ 131,179.87
Operating Profit	\$ 2,881.68	\$ 10.46	\$ 2,881.68	\$ (10,053.45)
Other Income/Expenses	\$ (3,339.86)	\$ (1,254.73)	\$ (3,339.86)	\$ 2,121.00
Net Profit	\$ (458.18)	\$ (1,244.27)	\$ (458.18)	\$ (7,932.45)
GOLF	\$ (25,868.00)	\$ (31,298.18)	\$ (25,868.00)	\$ (24,040.89)
Café****	\$ (6,424.80)	\$ (5,442.54)	\$ (6,424.80)	\$ (2,636.37)
Green	\$ (12,444.69)	\$ (21,437.79)	\$ (12,444.69)	\$ (15,235.02)
Pro Shop	\$ (6,998.51)	\$ (4,417.85)	\$ (6,998.51)	\$ (6,169.50)
INN	\$ (2,654.62)	\$ (13,322.27)	\$ (2,654.62)	\$ (5,779.12)
Receivables over 90 Days:	\$ 232,795.87	There are 57 Legal accounts @:	\$	\$ 152,708.29

***After researching the high food costs at the café, it was discovered that two large invoices from Sept were not paid until October because the invoices were not turned into the office. Since the fiscal year 09-10 was closed, the invoices were paid in October. Recalculating the food costs without the September invoices makes the food costs for October 52% not 90%.

CONSENT AGENDA
November 20, 2010

WATER COMMITTEE:

A motion was made by Jim Devlin, seconded by Rob Koenig and passed with no nays as follows:
To authorize Ken to spend up to \$2,000.00 for a new antenna if required.

A motion was made by Mark Franklin, seconded by Bill Hadsall and passed with no nays as follows:
To grant the one time forgiveness to Irene Graham 1/74 for a credit of \$54.00.

A motion was made by Rob Koenig, seconded by Jim Devlin, and passed with no nays as follows:
To grant the one time forgiveness to Josh Thompson 03/369 for a credit of \$86.00.

A motion was made by Phyl Antonsen, seconded by Rob Koenig, and passed with no nays as follows:
To grant the one time forgiveness to Robert Daley 3/461 for a credit of \$370.00

A motion was made by Rob Koenig, seconded by Mark Franklin, and passed with one nay from Phyl Antonsen as follows:
To grant a one time policy adjustment of \$26.00 to Madge Farnsworth-Shotwell 4/33 due to an employee error

LAKE/DAM COMMITTEE: No Meeting

GREENS COMMITTEE: No Minutes, Chairman's Computer Down, faxed motion as follows:
Motion was made and approved to accept the proposed fee schedule:

2011 Golf Annuals:

Public Annual	\$700.00
First year	\$100 pro shop/café credit
Second Consecutive Year	\$650.00 (\$150.00 over member rate)
Third Consecutive Year	\$600.00 (\$100.00 over member rate)
Consecutive years after three	~ \$100.00 over member rate
Member Annual	\$500.00

All rates plus sales tax:

Ghin Fee	\$30.00
Annual Trail Fee	\$80.00
Daily Trail Fee	\$5.00
Cart shed rental electric	\$235.00
Cart shed rental gas	\$210.00

INN COMMITTEE:

Clinton reported that we need a new range because ours has no controlled thermostats and is not big enough. The food has been cold, especially steaks. He has found a used one which has 8 burners, 1 ½ foot wide grill and 2 thermostatically controlled convection ovens. The cost is \$1400. We will sell our old one for \$800.-\$1000. Sharon Haworth made a motion to inspect and purchase the newer one. Tony Paradise seconded the motion.

YOUTH COMMITTEE: No Meeting

ARCHITECTURAL COMMITTEE:

Motions to the Board: Chris Johannesen moved and Pat Feist seconded – committee would like official word from LL CC Board of Directors if the Architectural Committee will continue after December 31, 2010.

EXECUTIVE COMMITTEE: No Motions

PLANNING COMMITTEE:

Motion was made by Dick Sirokman and seconded by Brian Smith that we recommend accept the bid from Mike's Heating to provide the services documented. Motion Passed

HEARING COMMITTEE:

We recommend to the LLCC BOD that the \$100 and \$500 fines stand and we recommend waiving the \$1000 fine pursuant to no more complaints regarding the cats. Motion made by Mark Karle and seconded by Dale Haughian. Motion carried.

Lake Limerick Country Club, Inc.
Board of Directors Action List - Current Items

Item No	Action Item	Assigned To	Due Date	Close Date	Status	Comments
2010_0619_11	Replace Tipperary Dock	Brian Smith	12/18/2010		Open	Permit process complete, contractor has completed and installed dock, now waiting for final inspection
2010_0619_12	Schedule Inn Beam Repair	Larry Duvall	12/18/2010		Open	Update 11/18/10: contractor has materials in to complete the project, goal is by the end of the month but depends on weather conditions
2010_0918_03	Monthly Email News Releases	Dave Taylor	12/18/2010		Open	Dave Taylor is working on a sign up sheet for the website, it will also be included in the next newsletter. Dave Kohler requested written procedures for review at the next meeting
2010_0717_08	Update Project Approval Process	Dave Taylor	12/18/2010		Open	Solicit additional feedback on process, provide status at November Board meeting or provide a motion to accept.
2010_1016_03	Nominating Chair Appointment	Esther	12/18/2010		Open	Have recommendations for BOD
2010_0804_02	Research 401K Options	Bill McDonald	01/15/2011		Open	Bill was assigned this task prior to his leave of absence, Dick will check with him to see if any progress has been made and/or to see if he should be pursuing this.
2010_0918_01	Guideline changes as per BOD motion 9/18/10 ~ change shed size, assure dock guidelines are from 2005, add "tent" to Septic Rules, correct the table of contents, and change document name to read "ARCHITECTURAL COMMITTEE GUIDELINES"	Dave/Sheila/ Jackie	01/15/2011		Open	Sheila has inserted the changes, Dave Kohler has reviewed it and has recommended that we send it to the Arch Committee for review, Jackie has sent a draft for proofing to Dave Kohler
2010_1016_02	Delinquent Accounts	Sharon Hadsall and Sheila Hedlund	01/15/2011		Open	Determine collection options including collection agencies. Sharon has been researching this.
2010_0918_02	Rental Regulations - Draft from Attorney for review by BOD	BOD	01/15/2011		Open	Hold till 2010 project is completed
2010_0804_01	Maintenance Job Description	Esther	02/19/2011		Open	Esther is working on this
2010_0619_06	Review Golf Rules and update as need for annual membership guidelines	Tom Taylor	02/19/2011		Open	comprehensive document needs to be formatted and submitted to the Board for approval

Lake Limerick Country Club, Inc.
 Board of Directors Action List - Current Items

Item No	Action Item	Assigned To	Due Date	Close Date	Status	Comments
2010_0911_03	organize an electronic filing system for the Club's "source of record" documents. Dave will work with Sheila to locate and catalog all "source of record" documents. It should be noted that "source of record" documents will be in MS Word format and only converted to PDF for the Club's website.	Dave Kohler	02/19/2011		Open	The list of "source of record" documents was updated and supplied to Dave on September 24, 2010, Sheila will continue to work on the list, (filling in blanks)
2010_0717_04	Draft General Manager job description	Esther and Dave	05/21/2011		Open	Tabled till next year's budget
2010_0619_05	File the Capital Planning Committee resolution with the County after a number is assigned	Sheila	07/31/2011		Open	Upon Recommendation from the Atty this document will be held for one year ~ Leave on action item report until July 2011 for another review by BOD.

CONSENT AGENDA
October 16, 2010

WATER COMMITTEE: No Motions

LAKE/DAM COMMITTEE: No Motions

GREENS COMMITTEE: No Motions

INN COMMITTEE: No Motions

YOUTH COMMITTEE: No Meeting

ARCHITECTURAL COMMITTEE:

From Special September 18, 2010 Architectural Meeting: Chris made motion to approve the new plot plan with all points meeting 30' setback and Lisa seconded. Motion passed unanimously.

Shed size, guideline updates in guidelines – per Board minutes September 18, 2010:

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

To approve the changes made to the shed rules, increasing the size to 200 square feet, the inclusion of the correction dock and float rules, the change made to the septic tank rules which adds the word "tent", and to change the title of the document to read, "Architectural Committee Guidelines", it is noted that the Table of Contents needs to be updated to coincide with the changes made.

Pat Feist made a motion that the Board of Directors review all AC guidelines for correctness and incorporate 2010 revisions when they are enacted. Roger Derheim 2nd, motion passed. (see below)

***Note regarding Motion to Board:

Jackie later discussed this with Jim and Pat and reminded them that, pursuant to Board's request, she was working on updating the current guidelines to present to the Board for approval. Pat agreed to review for corrections before package sent to BoD. 2010 revisions will be dealt with in January, 2011.

EXECUTIVE COMMITTEE: No Motions

PLANNING COMMITTEE: No Meeting

HEARING COMMITTEE: Meeting Scheduled for today, October 16, 2010 @ 11:00 a.m.

BOARD OF DIRECTORS MEETING

October 16, 2010

	Division/Lot #	Printed Name	Signature
1	1-41	Karen Kohler	Karen Kohler
2	5-124	JIM NUTT	JIM NUTT
3	3-152	Rob Koenig	Rob Koenig
4	1-90	Tony Paradise	Tony Paradise
5	—	Maureen Wickert	Maureen Wickert
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LAKE LIMERICK COUNTRY CLUB, INC.

790 East Saint Andrews Drive, Shelton, WA 98584

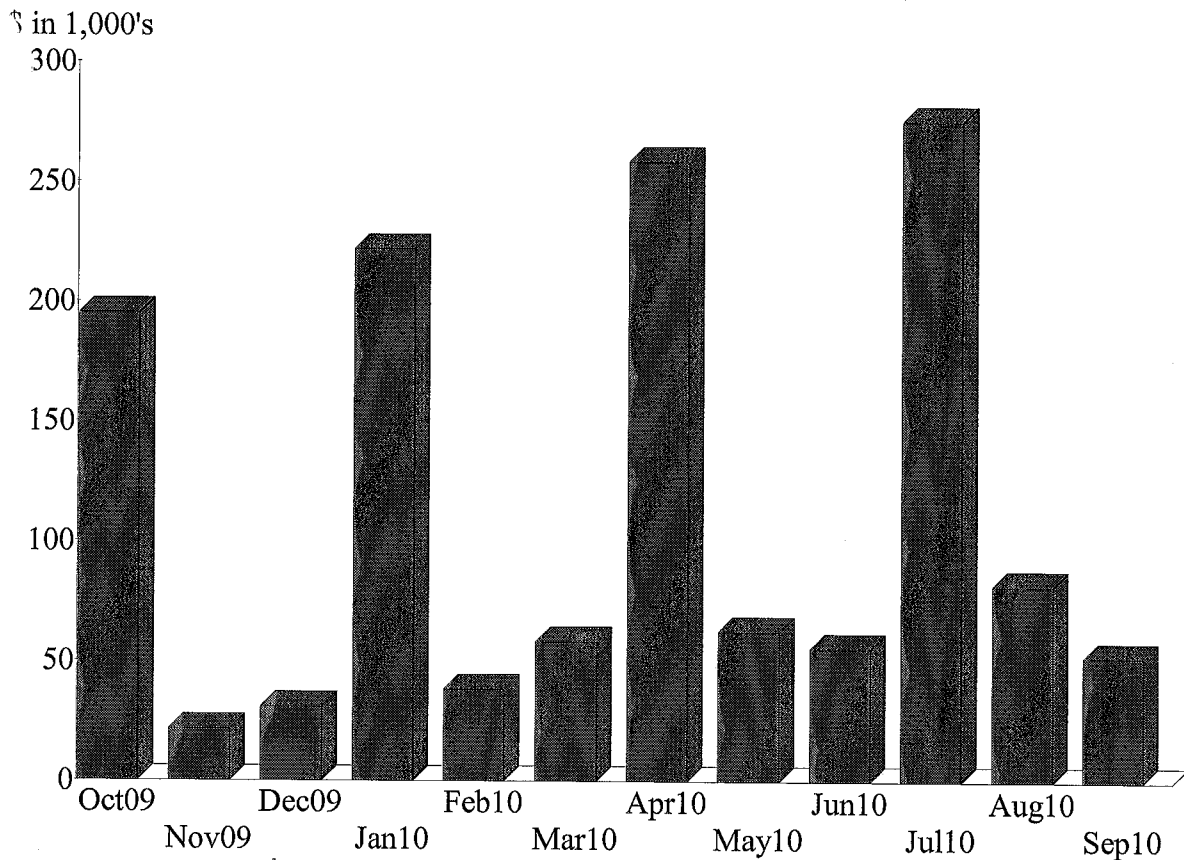
Phone (360) 426-3581, Fax (360) 426-8922, e-mail lakelim@hctc.com

**SEPTEMBER 2010
FINANCIAL RECAP**

	2010	2009		
Cash In Bank Admin	\$ 45,521.30	\$ 35,890.45		
Cash In Bank Water	\$ 147,042.22	\$ 169,974.45		
Reserves Admin	\$ 59,218.07	\$ 118,404.01		
Reserves Lake Mgmt	\$ 29,186.70	\$ 28,289.32		
Reserves Water	\$ 87,655.32	\$ 121,429.81		
Reserves Water Meter	\$ 61,993.70	n/a		
	Sep-10	Sep-09	YTD	YTD vs Budget
Revenue Admin	\$ 67,082.28	\$ 67,931.20	\$ 804,628.82	\$ 802,892.00
Gross Revenue Sales	\$ 63,850.93	\$ 58,990.86	\$ 900,009.49	\$ 966,250.00
Net Income	\$ 130,933.21	\$ 126,922.06	\$ 1,704,638.31	\$ 1,769,142.00
Direct Costs	\$ 15,133.00	\$ 11,296.71	\$ 163,088.08	\$ 191,400.00
Gross Profit	\$ 115,800.21	\$ 115,625.35	\$ 1,541,550.23	\$ 1,577,742.00
Expenses	\$ 148,714.77	\$ 165,238.86	\$ 1,401,771.21	\$ 1,442,265.00
Operating Profit	\$ (32,914.56)	\$ (49,613.51)	\$ 139,779.02	\$ 135,477.00
Other Income/Expenses	\$ (4,967.46)	\$ 636.40	\$ (41,984.29)	\$ 12,350.00
Net Profit	\$ (37,882.02)	\$ (48,977.11)	\$ 97,794.73	\$ 147,827.00
GOLF	\$ (18,778.73)	\$ (23,455.69)	\$ (183,413.92)	\$ (108,335.00)
Café	\$ (4,318.80)	\$ (5,472.31)	\$ (70,131.00)	\$ (41,195.00)
Green	\$ (8,982.92)	\$ (14,894.89)	\$ (85,930.42)	\$ (55,460.00)
Pro Shop	\$ (5,477.01)	\$ (3,088.49)	\$ (27,352.50)	\$ (11,680.00)
INN	\$ (5,386.61)	\$ (2,165.34)	\$ (79,898.10)	\$ (68,578.00)
Receivables over 90 Days:	\$ 196,198.33	There are 55 Legal accounts @:	\$	135,686.97

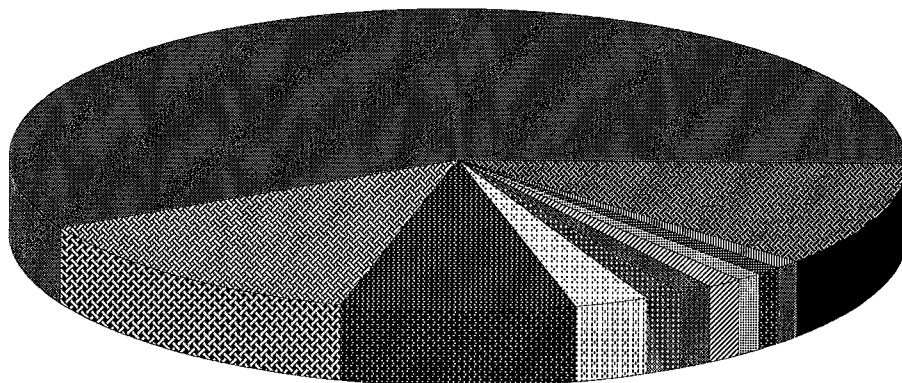
Sales by Month
October 2009 through September 2010

■ Dollar Sales



Sales Summary
October 2009 through September 2010

■ dues	%57.93
■ Inn Sales	13.10
■ Golf Sales	8.46
■ GAM	2.81
■ GDTP	1.38
■ gdp18	1.36
■ LEGAL	1.28
■ Fin Chg	1.08
■ GAP	1.02
■ BM	0.98
■ Other	10.60
Total	\$1,351,802.46



By Item

CONSENT AGENDA
October 16, 2010

WATER COMMITTEE: No Motions

LAKE/DAM COMMITTEE: No Motions

GREENS COMMITTEE: No Motions

INN COMMITTEE: No Motions

YOUTH COMMITTEE: No Meeting

ARCHITECTURAL COMMITTEE:

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Shed size, guideline updates in guidelines – per Board minutes September 18, 2010:

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***Note regarding Motion to Board:

Jackie later discussed this with Jim and Pat and reminded them that, pursuant to Board's request, she was working on updating the current guidelines to present to the Board for approval. Pat agreed to review for corrections before package sent to BoD. 2010 revisions will be dealt with in January, 2011.

EXECUTIVE COMMITTEE: No Motions

PLANNING COMMITTEE: No Meeting

HEARING COMMITTEE: Meeting Scheduled for today, October 16, 2010 @ 11:00 a.m.

Date: October 16, 2010
TO: Lake Limerick Board of Directors
FROM: Architectural Committee
REGARDING: Lot 259, Div 3, 521 E Balmoral Way
Owner – B&G Properties

The Architectural Committee along with the Board of Directors has been attempting to have this property owner clean the tree debris left in huge piles by the builder since September, 2009. Letters, a fine, more letters and attempts by Jim Nutt to contact Brett VanSlyke, one of the partners in B&G Properties, personally, have gone ignored and disregarded. In July, Jim contacted 3 contractors for bids to remove the debris. LLCC attorney, Rob Wilson-Hoss, suggested he could take care of the problem through his brother/partner, Rick Hoss, who is Mr. VanSlyke's attorney. To date, nothing has been done. The Architectural Committee has taken this issue back and is requesting permission from the Board to have the debris cleaned up by a contractor and then bill the owner. If they refuse to pay the bill, a lien would be placed on the property.

Copies of the bids are attached along with a copy of the history of activity regarding this problem taken from the AC minutes.

Respectfully,

Jim Nutt
Chairman, Architectural Committee

History of Recommendations/results:

9/18/09: Took photos, sent letter "remove". 10/9/09: Letter returned by PO "unclaimed". 10/20/09: Resent letter USPS "FRM". Delivered 10/22/09. 11/13/09: No change. 11/14/09: Send 2nd letter "remove, or face penalties including fines". Letter sent FRM 11/16; delivered 11/17. 12/12: PF & RD to take pics, if no progress, send fine letter. 12/18/09 3rd ltr ml'd FRM, remove or go to fines, del 12/19/09. 1/9/10 – proceed to fine ltr. 1/11/10 ltr mld FRM, del 1/12/10; 1/16/10 BoD apprvd fine. 1/23/10 JR did final inspection, no change, fine bill mld 1/26/10. 2/13/10 monitor. 3/13/10 – 2 new complaints regarding trash/couch thrown in yard by renters. Picture included. JR to send 1st ltr after fine. 3/26/10 FRM ltr ml'd, del'd 3/26/10. 4/10/10: JN to check progress. 5/1/10 no change, 2nd ltr after fine to be mld 5/8/10. JN attempting to contact owner by phone. Will continue to look into identity and to get in touch with them. Ltr del 5/10/10.

6/12/10 – JN will try to contact personally to resolve matter. 7/10/10- JN trying to track Brett Slythe down to talk to him. Has left several phone msgs requesting him to clean up property or LLCC will do it and bill him per CCRs. JN to get bids from contractors. 7/12, 14 & 15 JN met with contactors to get bids for clean-up. 7/16 – JN contacted Rob W-H for method to clean-up lot. W-H asked for bids. Rick Hoss is lawyer for VanSlyke. They will work on problem together. Will call in 2 weeks.

Clean-up

on hold. 8/9/10– still in legal w Rick & Rob. 8/14/10 – waiting for word from Rob W-H. 9/11/10 Still in legal.

10/9/10 Still in legal. AC recommended this be taken back from legal and committee to request LLCC clean up and bill owner.

HOSS & WILSON-HOSS, LLP

Richard T. Hoss
Robert D. Wilson-Hoss

Attorneys at Law
236 West Birch Street
Shelton, Washington 98584

(360) 426-2999
Fax (360) 426-6715
rob@hctc.com

October 7, 2010

Dr. Victor Muoneke
29423- 1st Avenue South
Federal Way, WA 98003-3639

Re: Lake Limerick

Dear Dr. Muoneke:

I represent Lake Limerick County Club. My client has asked me to contact you about the cottonwoods. My remarks below are intended to be direct and sincere. I hope you take them that way.

Dr. Muoneke, I have reviewed the file. I have extensively researched both the governing documents and the law. I have viewed your property twice from a kayak on the lake. I have read your blogs on the internet, and I have done enough research to know you are thoughtful, extremely intelligent, broadly educated and a respected surgeon. You seem to be an asset to your community and an interesting person.

I have 25 years experience as a homeowners' association attorney. I never see matters like this that cannot be resolved with some communication. Lake Limerick very rarely refers to me its property condition issues, as it is very adept at resolving these matters without the need for my help. But it has referred this matter to me.

Honestly, I don't get it. The law seems clear. I don't know what you make of your personal interactions with representatives of the association, but as to your contacts with Jim Nutt, he has been a good friend for over 20 years. Pretentious he is not, but he is smart, fair and well-intentioned. He has also been over the years a superior craftsman in his trades. He is also, when the occasion merits it, hilarious. I wasn't at any of his contacts with you, but it may be that things got off on the wrong foot.

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I am enclosing copies of the relevant authorities. First, Lake Limerick covenants, which plainly apply, prohibit the row of cottonwoods. Second, Mason County regulations also prohibit them. The County uses the broad definition of "fence" from Washington cases, and the trees are prohibited in and of themselves, as well because they are a fence.

Jim has relayed to me that you have expressed a concern that perhaps racial discrimination plays a part in this. I cannot verify that everyone at Lake Limerick is free of racism. I can tell you this, though: no one will ever show any of it when I am around, and it will not be any part of this case (if a case is necessary, which I doubt). I have been, all of my career, a civil rights lawyer. I have represented oppressed peoples in literally hundreds of cases. Your race means nothing to me. Please do not presuppose that just because we are rural, we are racist. My opinion is and always has been that communities like Lake Limerick prosper greatly from exposure of different backgrounds. And Lake Limerick has a long, honorable history of welcoming people of diverse backgrounds and lifestyles.

Jim also tells me that you have answered by saying that there are lots of other similar tree fences at Lake Limerick. Certainly, that deserves a response.

First, that is like telling a state trooper that because other people were also going 80 in a 60 zone, you shouldn't be ticketed. But you already know that.

Second, for Limerick, the issue is, who is being harmed? Are there fences anywhere else in the development that probably violate the rules? Yes. Has anyone ever complained about those fences? No. But a neighbor has complained about yours. I have checked his concerns from the water, and they are real. Those cottonwoods are going to get huge, fast. I live on timberland, with wetlands. I can show you my volunteer cottonwoods, and tell you how long they have been there. Four feet of growth a year is not uncommon. Five years, twenty feet. Ten years, forty feet. Go out on the water in a boat. Look to see if there are any other tree fences that are a solid wall, forty feet high.

Which brings me to another point. I understand these trees were a gift from people who mean a great deal to you. Why not honor that gift and give those trees a place where they can live to their normal lifespan? Where they are now, many will have to be thinned, as they are too close to grow to maturity. I am sure there

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are other places on the property where they would thrive and survive longer than where they are now. If not, I am only less than about a mile away, and I will give you a place to plant them where they will thrive, and you can visit them. The dog's name is Sadie.

At any rate, Lake Limerick does not inspect all lots and improvements, and planted trees, to see if it can find violations to enforce. It responds to complaints that covenants or other rules are being violated. It does not have enough money, or the desire, to make everybody comply with everything. It acts on complaints, and again, is almost always able to work things out with a member. It does an excellent overall job of keeping your neighborhood in a condition so that the members can be proud of where they live, but no one has the appetite to be compulsive about all violations.

When you bought this lot, you knew you were buying a lot in a rural homeowners' association. Lake Limerick does better at encouraging a community atmosphere than anywhere else I know. I am proud to have represented Lake Limerick over the years. Would it be possible for you to perhaps look at things as a member of that rural community, and maybe give me a call to see what can be worked out? Lake Limerick, as any other similar association, cannot simply waive its rules, especially its covenants. But given your overall interests, and the interests of the association, it might be possible to find a suitable result.

By the way, you are not the only ones to take shelter from the storm in the Matlock store (we call it the Matlock Mall) on a long bike ride. If you like, I can show you on a map where the really good rides are in Mason County. If you go out to Matlock, you can head south to Brady, go along the Satsop River, wind your way back east along the Satsop-Cloquallum Road, or take any one of a number of routes that can easily get you up to 80 miles from your place at Limerick and back. For you, that looks to be a morning wake-up ride. My long-distance riding days are over (two herniated discs), but I really miss those roads.

I think if you give Lake Limerick a chance, you will like it. We tend to like anyone who likes us, so if you like, let me know when you come down next and I will show you around.

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I do hope we can get beyond the surface of this dispute and move on to more extreme problems, for both you and the association. I look forward to your call.

Sincerely,

Robert D. Wilson-Hoss
C: client

Sheila Hedlund

From: "Dave Kohler" <dave.kohler@q.com>
To: "Dormuth, Lee" <popleoxiv@msn.com>; "Hadsall, Sharon" <shadsall@comcast.net>; "Parker, Carolyn" <redhatter1151@yahoo.com>; "Sirokman, Dick" <d.sirokman@comcast.net>; "Smith, Brian" <smithbnl@earthlink.net>; "Springer-Johannesen, Esther" <johannesen1947@q.com>; "Taylor, Tom" <managertom@comcast.net>; "Stricklin, Nan" <notesbynan@msn.com>
Cc: "Lake Limerick, Sheila Hedlund" <lccbkb@hctc.com>
Sent: Wednesday, September 29, 2010 8:08 PM
Subject: Nominating Committee

Just FYI, there is a documented charter associated with the nominating committee that prevents a currently serving board member from serving on the committee.

Thanks

Dave Kohler
425-486-9063 Bothell
360-426-5695 Shelton
206-345-5007 Work

Lake Limerick Country Club, Inc.
Board of Directors Action List - Current Items

Item No	Action Item	Assigned To	Due Date	Close Date	Status	Comments
2010_0918_02	Rental Regulations - Draft from Attorney for review by BOD	BOD	08/20/2011		Open	for review -Esther was going to give the membership the opportunity to respond to this proposal at the Annual meeting today (4/16/11) Esther still needs to meet with the attorney on this issue
2010_0918_01	"ARCHITECTURAL COMMITTEE GUIDELINES" HANDBOOK	Jim Nutt Pat Feist Roger Derheim	08/20/2011		Open	The Architectural Committee had a special meeting on June 15th, they are editing and changing the "guidelines" to an Architectural Handbook, for use by the committee ONLY - Expecting a motion from the Arch Committee in August Esther is working on this
2010_0804_01	Maintenance Job Description	Esther	08/20/2011		Open	
2010_0911_03	organize an electronic filing system for the Club's "source of record" documents. It should be noted that "source of record" documents will be in MS Word format and only converted to PDF for the Club's website.	Sheila	OPEN		Open	The list of "source of record" documents was updated and supplied to Dave on September 24, 2010, Sheila will continue to work on the list, (filling in blanks)
2011_0305_05	Division 2, Lot 103 Drainage	Tom Taylor	OPEN		Open	Tom will request bids for the drainage mitigation ~ Holding For title ~ Title rec'd 4/20/11 ~ hold for possession of lots 100 & 101
2010_0717_04	Draft General Manager job description	Esther and Dave	OPEN		Open	Tabled till next year's budget
2010_1218_01	Reader Board Research Cost and Locations	Dick Sirokman & Larry Duvall	see FY 11-12 budget		Open	Research has been completed and the recommended location and vendors have been determined, this project will be completed upon funds availability
2010_0619_05	File the Capital Planning Committee resolution with the County after a number is assigned	Dick Sirokman, Dave Taylor and Tom Taylor	10/15/2011		Open	Upon Recommendation from the Atty this document will be held for one year ~ Leave on action item report until July 2011 for another review by BOD. APRIL 16th Resolution sent to committee to amend for the revised "Maintenance/Planning" Committee, approved at May 21, 2011 meeting July 16, 2011 Approval to record Resolution, or continue to hold due to revisions made in May?
2011_0618_01	Pension Plan Research	Don Bird, Rob Koenig and Bill McDonald	08/20/2011		Open	Research for FY 11-12 Budget, providing Treasurer with financial impact statement

Lake Limerick Country Club

790 E. St. Andrews Drive
 Shelton, WA 98584
 email: lakelimerick@hctc.com
 www.lakelimerick.com

Inn Phone: 360-426-3581
 FAX: 360-426-8922



Pro Shop: 360-426-6290
 Golf Dept: 360-426-7807
 Water Dept: 360-426-4563

BOARD OF DIRECTORS 2010 to 2011

Last	First	Office	Home	Business	Fax	e-mail	Address	City	ST	Zip	Term
Springer-Johannesen,	Esther	President	home # 206-244-0724 cell# 360-490-0578 work# 800-221-5301 ext 109			johannesen1947@q.com	401 E Penzance Rd	Shelton	WA	98584	2013
Taylor	Tom	Vice-President	360-427-1881			Tom@TPMUSA.com	120 E Dunoon Pl	Shelton	WA	98584	2012
McDonald	Bill	Treasurer	360-427-6592			WLMcDI@aol.com	820 E St Andrews Driv	Shelton	WA	98584	2013
Kohler	Dave	Secretary	425-486-9063 360-426-5695			Dave.Kohler@Verizon.net	23720 22nd Dr SE 401 E Ballantrae Dr	Bothell Shelton	WA WA	98021 98584	2011
Castelluccio, S	Joseph	Director	360-427-6532			pestodigenova@msn.com	521 E St Andrews Drive	Shelton	WA	98584	2013
Dormuth	Lee	Director	360-432-1423			Fax 432-0629 popeleoxiv@msn.com	600 E Olde Lyme Rd	Shelton	WA	98584	2011
Parker	Carolyn	Director	360-426-0849			redhatter1151@yahoo.com	510 E Road of Tralee	Shelton	WA	98584	2012
Sirokman	Dick	Director	360-426-3161			D.Sirokman@comcast.net	901 Ballantrae Dr	Shelton	WA	98584	2012
Smith	Brian	Director	360-868-2025			smithbn1@earthlink.net	701 E Ballantrae Dr	Shelton	WA	98584	2011

WATER COMMITTEE 2010 to 2011

Last	First	Office	Home	Business	Fax	e-mail	Address	City	ST	Zip	Term
Stricklin	Nan	Chair	360-426-3080			notesbynan@msn.com	231 E Dunoon Pl	Shelton	WA	98584	2011
Hadsall	Bill	Secretary	360-427-0335			whadsall@comcast.net	400 E Penzance Road	Shelton	WA	98584	2011
		Treasurer									
Devlin	Jim	Member	253-565-3535 360-426-2514			vvvrrrr@aol.com	6314 19th St W #19 1881 E St. Andrews Dr	Tacoma Shelton	WA	98466 98584	2013
Franklin	Mark	Member	360-427-8313			mark-samfranklin@comcast.net 4/23/2010	100 E Sleaford Road	Shelton	WA	98584	2012
Koenig	Rob	Member	360-432-8978			busybee@q.com	P O Box 1867 1001 E Ballantrae Dr.	Shelton	WA	98584	2012