



**LAKE LIMERICK COUNTRY CLUB  
BOARD OF DIRECTORS  
MINUTES  
July 20, 2013**

I. ROLL CALL:

President Tom Taylor, Vice President Kelly Evans, Treasurer Dick Sirokman, Secretary Penny Cory; Directors, Don Foster, John Rizzo, George Blevins, Kristopher Nelsen, and Director & Water Chair Phyllis Antonsen.

II. APPROVAL OF MINUTES:

June 15, 2013, BOD Meeting Minutes

**A motion was made by Penny Cory, seconded by Don Foster and passed with no nays as follows:**  
To approve the minutes of June 15, 2013 as written

III. FINANCIAL REPORT: Dick Sirokman

The Financial Summary report also included a comparison from 2009.

**A motion was made by Penny Cory, seconded by Don Foster, and passed with no nays as follows:**  
To approve the financials for June 2013 and as presented

IV. GUESTS FROM THE FLOOR: None

V. CONSENT AGENDA: (Committees motions, attached)

**A motion was made by Penny Cory, seconded by Phyllis Antonsen, and passed with no nays as follows:**

To accept the Consent Agenda as written/amended, and to include the approval of all committee minutes, and in particular the Architectural Committee Minutes.

VI. OLD BUSINESS:

1) Dredging Status

Currently we are in need of more information from the agencies involved, AquaTierra will work on getting this information at no additional charge to us. The Corp of Engineer's letter stating they need not be involved in the dredging process was forwarded to AquaTierra for their records.

Sheila also announced that the Dam Relief Valve will be tested later this month or early next month and wanted the Lake Dam Committee to have this information so if anyone wanted to observe the process they may.

2) Division 4, Lot 168 Demolition Status

The contractor has completed their work up to the point of needing a dumpster delivered from Mason County Garbage. They have completed their negotiations with them and are just awaiting the arrival of the dumpster.

VII. NEW BUSINESS

1) Neighborhood Watch Meeting, August 22<sup>nd</sup>, Need approval for use of Great Hall

**A motion was made by Don Foster, seconded by Dick Sirokman, and passed with no nays as follows:**

To approve the Neighborhood Watch meeting on August 22<sup>nd</sup> as a non sanctioned Lake Limerick Event.

2) Division 4, Lot 152, Determination of Lot sale and approval of demolition bid

**A motion was made by** Kristopher Nelsen, seconded by John Rizzo, and passed with no nays as follows:

To approve the Demolition bid from Lindseyz Landscape and Excavation of the trailer on Division 4, Lot 152

**A motion was made by** Penny Cory, seconded by Phyllis Antonsen, and passed with no nays as follows:

To approve the sale of Division 4, Lot 152

3) Division 2, Lots 100, 101, 102, and 103, Determination of Lot Sale

**A motion was made by** Kristopher Nelsen, seconded by John Rizzo, and passed with no nays as follows:

To keep Division 2, Lots 100, 101, 102, and 103 as community property lots.

Employees will now begin the investigation for drainage improvements including the pond on #6.

#### VIII. OTHER BUSINESS

1) Budgets

Budget worksheets will be ready for the next BOD Meeting

2) Lake Level

The Lake Level concerns were brought up due to the lack of beach at Banbury Park. The lake is at it's correct level and is higher due to the new weir board system that is working properly. There are plans in the works to do some landscape work at Banbury which will improve access to the beach.

#### IX. ACTION ITEM LIST REVIEW, No Changes

#### X. ANNOUNCEMENTS

July 24, Ladies Golf Guest Day Tournament & Luncheon

July 27, Adopt a Pet Tournament

July 28, Poker Run

July 31, Wednesday Night Specialty Dinner, Wasting Away In Margaritaville

August 3, Community Garage Sale

August 14, Men vs Women Tournament with Taco Bar Following

August 15, Family Night Bingo

August 17, Next BOD Meeting

August 17, Monte Carlo Night, Fund Raiser for Cart Path Fund

August 28, Wednesday Night Specialty Dinner, Passage To India

August 31, End of Summer Bash

#### XI. MOTION TO ADJOURN MEETING

**A motion was made by** Dick Sirokman, seconded by Kelly Evans and passed with no nays as follows:

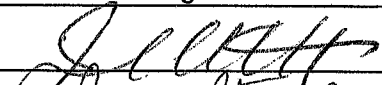
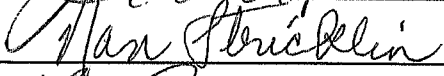
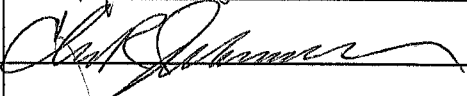
To adjourn the meeting at 9:45 a.m.

These minutes have not been approved by the Board of Directors

Respectfully Submitted by: Sheila Hedlund

BOARD OF DIRECTORS MEETING

July 20, 2013

	Division/Lot #	Printed Name	Signature
1	5-124	Jim Nutt	
2	2-36	Nan Stricklin	
3	2-129	CHRIS TOMMERS	
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LAKE LIMERICK COUNTRY CLUB, INC.					
NCC Financial 2009-2013					
790 East Saint Andrews Drive, Shelton, WA 98584					
Phone (360) 426-3581, Fax (360) 426-8922, e-mail lakelim@hctc.com					
June-13					
FINANCIAL RECAP					
	2013	2012	2009		
Cash In Bank Admin	\$ 487.50	\$ 15,675.45	\$ 42,188.07		
Cash In Bank Water	\$ 143,224.57	\$ 155,413.25	\$ 92,146.42		
Reserves Admin	\$ 8,297.69	\$ 18,447.82	\$ 120,467.19		
Reserves Lake Mgmt	\$ 8,648.06	\$ 26,424.28	\$ 20,342.07		
Reserves Water	\$ 146,965.59	\$ 121,229.83	\$ 182,189.49		
Reserves Water Main Line	\$ 32,504.02	\$ -	n/a		
Dredging Account	\$ 34,644.39	\$ -	n/a		
	Jun-13	Jun-12	Jun-09	YTD 2013	YTD vs Budget
Revenue Admin	\$ 70,261.00	\$ 66,802.25	\$ 66,497.50	\$ 646,833.11	\$ 651,281.10
Gross Revenue Sales	\$ 95,892.46	\$ 93,532.26	\$ 87,861.82	\$ 657,881.64	\$ 707,002.45
Net Income	\$ 166,153.46	\$ 160,334.51	\$ 154,359.32	\$ 1,304,714.75	\$ 1,358,283.55
Direct Costs	\$ 19,834.63	\$ 20,923.40	\$ 19,702.01	\$ 139,487.07	\$ 133,088.80
Gross Profit	\$ 146,318.83	\$ 139,411.11	\$ 134,657.31	\$ 1,165,227.68	\$ 1,225,194.75
Expenses	\$ 151,520.48	\$ 143,735.44	\$ 117,558.57	\$ 1,105,273.77	\$ 1,079,542.34
Operating Profit	\$ (5,201.65)	\$ (4,324.33)	\$ 17,098.74	\$ 59,953.91	\$ 145,652.41
Other Income/Expenses	\$ (1,691.57)	\$ 1,401.63	\$ 5,862.87	\$ 21,859.64	\$ 25,109.30
Net Profit	\$ (6,893.22)	\$ (2,922.70)	\$ 22,961.61	\$ 81,813.55	\$ 170,761.71
Dredging Assessment	\$ -			\$ 85,156.69	
Net Profit including SA	\$ (6,893.22)	\$ (2,922.70)		\$ 166,970.24	\$ 170,761.71
<b>GOLF</b>	\$ (10,374.43)	\$ (11,491.39)	\$ (5,141.52)	\$ (134,984.00)	\$ (112,383.95)
Café	\$ (4,361.70)	\$ (4,133.93)	\$ (3,289.44)	\$ (41,832.41)	\$ (31,443.55)
Green	\$ (2,900.01)	\$ (5,246.22)	\$ 2,759.86	\$ (67,768.55)	\$ (56,213.50)
Pro Shop	\$ (3,112.72)	\$ (2,111.24)	\$ (4,611.94)	\$ (25,383.04)	\$ (24,726.90)
<b>INN</b>	\$ (9,141.14)	\$ (11,057.92)	\$ (7,954.47)	\$ (84,815.06)	\$ (68,430.45)
Total Receivables:		\$ 333,667.16			
Receivables over 90 Days:		\$ 248,248.15			
There are 47 Legal accounts for a total of:					
Total Legal Receivables:		\$ 181,435.88		54.38% <	of total receivables
Legal Receivables over 90 Days:		\$ 150,855.97		60.77% <	of 90 day receivables
*Top 5 Legal accounts = 39% of total Legal a/r					
*Top 10 Legal accounts = 57% of total legal a/r					



## CONSENT AGENDA

July 20, 2013

### **WATER COMMITTEE:**

A motion was made by Don Bird, seconded by Scott Carey and passed with no nays as follows:

To Approve the Minutes of June 8, 2013 as written

### **LAKE/DAM COMMITTEE:**

The minutes from the June 1<sup>st</sup> meeting were approved as written. Motion made by Linda Smith and seconded by Debbie Moore.

### **GREENS COMMITTEE:**

From June Greens Minutes:

The minutes from May were approved as written

The minutes for June were approved as written

### **INN COMMITTEE:**

#### **APPROVAL OF MINUTES FOR June 8, 2013**

Donna moved to approve as presented, seconded by Clara. Motion passed unanimously.

**YOUTH COMMITTEE:** No Meeting

### **ARCHITECTURAL COMMITTEE:**

Chris Johannesen moved to accept the minutes of June 8th, 2013, Penny Cory seconded with no nays.

**EXECUTIVE COMMITTEE:** Scheduled for July 20, 2013 @ 8:30 a.m.

**HEARING COMMITTEE:** No Meeting



## Lake Limerick Country Club

# Memo

**To:** Board of Directors  
**From:** Sheila Hedlund  
**Date:** 6/26/2013  
**Re:** Division 4, Lot 152

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### **Board Determination of Lot Sale ~ Division 04 Lot 152**

Attached please find a copy of a map for Division 4, Lot 152 which LLCC has recently acquired via a Sheriff's Sale.

The Assessed value of the land only is \$15,000.00 the improvements are assessed at \$20,310.00 for a total of \$35,310.00. The house has been determined unlivable so needs to be demolished. Please find bids for demolition of the house from Lindseyz Landscape and Excavation.

The account balance at the time of Redemption was \$29,057.48

Please let me know if the board would like to sell this lot or use it for community property.

Thank you

Sheila Hedlund





Lindseyz Landscape & Excavation  
 LINDSLE882KJ  
 PO Box 448, Allyn, WA 98524  
 360-490-5765

# Estimate

Date 6/10/2013  
 Estimate # 35

**Name / Address**

Lake Limerick  
 Shelton, WA 98584

P.O. #

Terms

Due on receipt

Due Date

6/10/2013

Other

Description	Qty	Rate	Total
Hazard waste, non disposable items (refriderator, micro wave)		550.00	550.00
Daily fee for Operator and Excavator per day	5	450.00	2,250.00
Hourly	40	32.00	1,280.00
fees for the dumpster to be delivered and removed		700.00	700.00
<i>Permits By Contractor</i>			
Subtotal			\$4,780.00
Sales Tax (0.0%)			\$0.00
Total			\$4,780.00

**Lindseyz Landscape & Excavation**  
 lindseyzlandscape@yahoo.com

360-490-5765



## Lake Limerick Country Club

# Memo

**To:** Board of Directors  
**From:** Sheila Hedlund  
**Date:** 6/26/2013  
**Re:** Division 2, Lots 100, 101, 102, and 103

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### Board Determination of Lot Sale ~

#### Division 02 Lot 100

*(2016 w/o payments)*

Attached please find a copy of a map for Division 2, Lot 100 which LLCC has recently acquired via a Quit Claim Deed.

The Assessed value of the land only is \$16,000.00

The account balance at the time of Redemption was \$33,566.41.

#### Division 02 Lot 101

Attached please find a copy of a map for Division 2, Lot 100 which LLCC has recently acquired via a Quit Claim Deed.

The Assessed value of the land only is \$16,000.

The account balance at the time of Redemption was \$30,033.46.

#### Division 02 Lot 102

Attached please find a copy of a map for Division 2, Lot 100 which LLCC has recently acquired via a Quit Claim Deed.

The Assessed value of the land only is \$16,000.00.

The account balance at the time of Redemption was \$16,892.05.

#### Division 02 Lot 103

Attached please find a copy of a map for Division 2, Lot 100 which LLCC has recently acquired via a Quit Claim Deed.

The Assessed value of the land only is \$20,000.00 the improvements are assessed at \$5,000.00 for a total of \$25,000.00.

The account balance at the time of Redemption was \$34,570.63.

Please review the attached proposal from our Greens and Maintenance Departments for options available for this lot. Our Attorney believes that we should be able to turn these four lots into 2 and then they possibly could be buildable, drainage is a large concern when it comes to these lots.

Please let me know if the Board would like to sell these lots or use them for community property.

Thank you

Sheila Hedlund



## ISSUES ON #6 & #7

There has been an ongoing issue with the pond and the properties that are the other side of Road of Tralee.

#6 and #7 are set down in the valley, which makes them prone for flooding in the rainy times of the year.

There are actions that need to be taken to prevent not only flooding, but adding a safer and healthier environment for people, animals, birds, fish, and small insects.

Over the years large amounts of rushing run-off rain water resulted in huge amounts of sediment and debris build up in the pond, which then reduced capacity and causes flooding.

In years past, before the person bought the lots on the other side of Road of Tralee, water run-off use to naturally flow through the pond into a culvert that runs under Road of Tralee and flows out through The Frank Foundation. This was all changed when the owner brought in 80 truck loads of soil, which cut off the flow.

### **Three major issues to address right now:**

- 1.) The sediment and debris build up in the pond that won't allow rain/flood water to be held in the pond.
- 2.) Stagnant water that is being a breeding ground for mosquito's.
- 3.) The wide spreading disease called Smut fungi, or what some people like to call it "Black Smut" taking over all of the plants in the pond, and spores that are being drifted on to other plants of home owners around the pond.

### **Recommendations or things we need to look into:**

- 1.) Dredge the pond, removing all sediment and plant material.
- 2.) Dredge down to a depth that would accommodate the amount of rain water we have to accept into the pond.
- 3.) Clean around culverts that enter and exit the pond.
- 4.) Make sure drainage pipes will day light into pond.
- 5.) Should we line it? If not, proper soil should be added to pond bottom.
- 6.) Electric in conduit could be run to areas where a water feature could be installed in the future, to keep the water from stagnation.
- 7.) Install a plate or water block to stop the pond from draining in the summer time, and opened in the rainy/flooding seasons.

**\*I'm sure there's more things we can look into, but these are just a few.**

## **Recommendations for lots across Road of Tralee:**

- 1.) Make at least two of the lots non-build able.
- 2.) Take out as many truck loads of soil as possible to get the lot back to what it was in the past.
- 3.) Build a natural looking, easy maintainable rain garden at a lower depth than the pond, this will allow water to easily flow into it and slowly filtering it and then returning it back to the soil.
- 4.) I would also plant/seed grass around it as a buffer, and graded so we can easily mow it with a riding rough mower.

\*Supposed to be notified back by Mason County, to see who I need to contact on how to get this approved, who I need to notify, is there any grants that I might get back from the state, who does this type of work, can I do it in house, and how much this project will it cost..

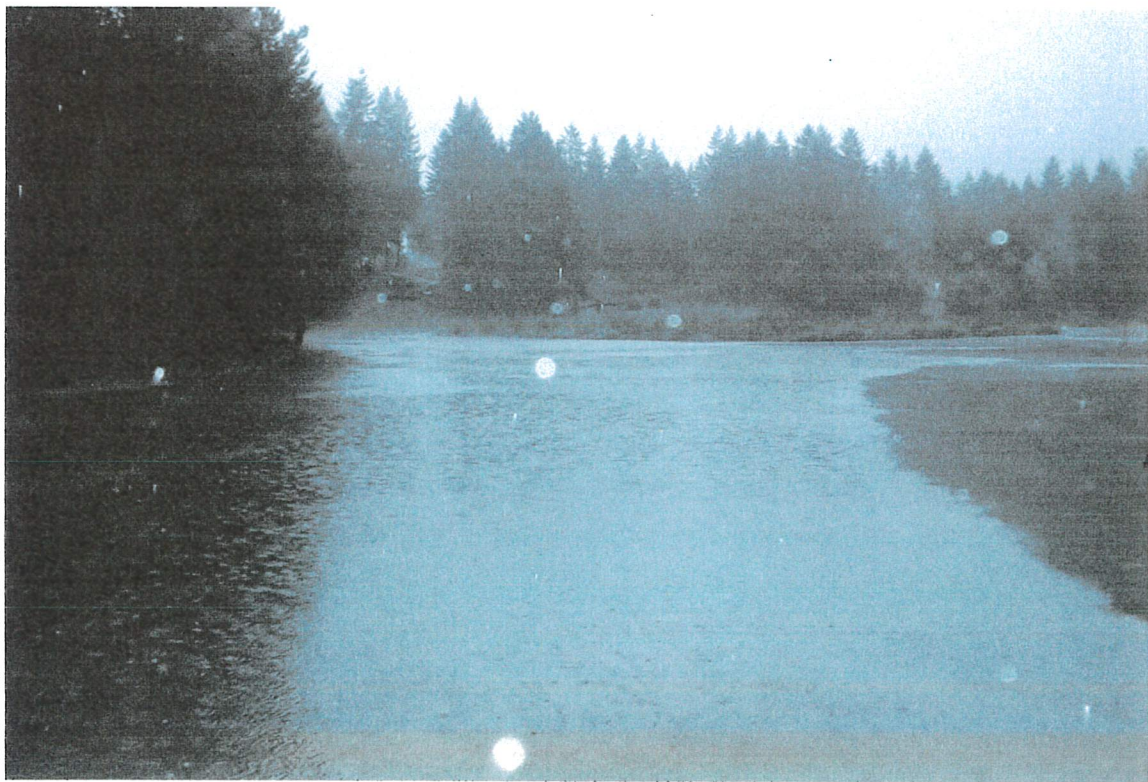
\*Please let me know if there is any input or advice on this matter, I know that there needs to be something done.

Jason Howerton  
Golf Course Superintendent-  
Lake Limerick Country Club  
jhowerton34@gmail.com

- Last Winter -



#6 tee Box ↗ looking out over #6 green



↖ #6 green

A Rain Garden - Is a man-made depression used as a landscape tool to collect and improve water quality by reducing runoff, storing and filtering it and returning it to the soil.

