



LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS
MINUTES
December 21, 2013

I. ROLL CALL:

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

II. APPROVAL OF MINUTES:

Board Minutes of November 16, 2013

A motion was made by, Don Foster, seconded by Kristopher Nelsen and passed with no nays as follows:

To approve the minutes of November 16, 2013 as written

III. FINANCIAL REPORT:

Sheila distributed the Financial Summary on behalf of Dick Sirokman, she noted that the Café loss was reduced by \$2200 and commended Larry Brengan for his efforts.

A motion was made by Penny Cory, seconded by Don Foster and passed with no nays as follows:

To approve the Financial Report minutes for November 2013 as presented

IV. GUESTS FROM THE FLOOR: None

V. CONSENT AGENDA: (Committees motions, attached)

The motions from Lake Dam and Greens were pulled for discussion.

o Lake Dam Motion #2 regarding the retaining wall and stairs project on the Inn Island, the concern being the wooden wall and the life time of the project. The cost of any other method is prohibitive.

o Lake Dam Motion #3 Phyllis just wanted to note that the cost of the management of the dredging project is approximately 20% of the entire project, Kelly stated that the cost was worked into the total cost estimate at 10-15% but this proposal includes management from beginning to end.

o Greens Committee Motion #2 The adjusted drawings were reviewed by the Board. It is noted here that no work will be done until the County has approved the permits. Roger Alberts will contact the County this week and ask how long permits are good for, if work is ongoing does it expire, and/or if expired how much to renew.

A motion was made by Kelly Evans, seconded by Penny Cory and passed with no nays as follows:

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

VI. OLD BUSINESS:

1. Dredging Status, Kelly reviewed the progress and the next steps to be taken.

2. Updated offer on Division 4, Lot 53

Sheila reported that the sale of this lot approved in August fell through due to health issues. The buyers would still like to purchase the lot and have offered a three part payment plan. The contract was not ready for this board meeting but will be presented at the next meeting.

VII. NEW BUSINESS

1. Liability Insurance Renewal

Sheila reported that the liability insurance was raised by \$3291.00 this year and that an additional \$1,000.00 was approved for extra coverage should LLCC not be able to conduct business for some reason, if this did happen the insurance would cover payroll and expenses up to \$350,000.00 for up to six months.

2. A motion was made by Penny Cory, seconded by Kelly Evans and passed with no nays as follows:

Work done on LLCC approved projects that necessitate changes to the landscape, including the removal of trees, shall not begin until all required county, state and LLCC Architecture permits have been issued, no projects will begin until the permit is on site. Further, the oversight of the permitting process be included in the responsibilities of the General Manager and LLCC Board of Directors

VII. OTHER BUSINESS: None

VIII. CORRESPONDENCE: None

IX. ANNOUNCEMENTS

December 21, Christmas Dinner

December 31, New Years Eve

January 1-9, Inn Closed

January 7-8, Pro Shop Closed

January 9, Bunco

January 15, Dinner with Gatsby, Special Wednesday Night Dinner Event

January 16, Bingo

January 18, Next BOD Meeting

January 19, Bunco

X. CLOSED SESSION: None

XIV. MOTION TO ADJOURN MEETING

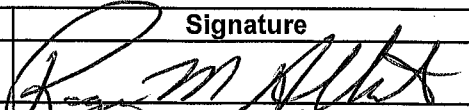
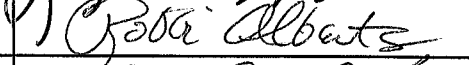
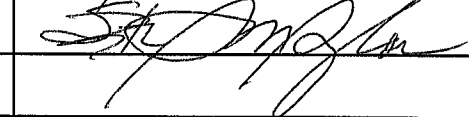
A motion was made by George Blevins, seconded by Don Foster and passed with no nays as follows:

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

December 21, 2013

	Division/Lot #	Printed Name	Signature
1	1-48	ROGER ALBERTS	
2	1-48	Robbi Alberts	
3	2-126	STEVE SAYLOR	
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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				
November-13				
FINANCIAL RECAP				
	2013	2012		
Cash In Bank Admin	\$ (898.04)	\$ 8,234.74		
Cash In Bank Water	\$ 121,601.72	\$ 131,594.04		
Reserves Admin	\$ 18,755.43	\$ 21,934.66		
Reserves Lake Mgmt	\$ 5,758.18	\$ 3,613.48		
Reserves Water	\$ 153,620.50	\$ 151,294.82		
Reserves Water Main Line	\$ 64,841.57	n/a		
Dredging Account	\$ 87,268.32	n/a		
	Nov-13	Nov-12	YTD	YTD vs Budget
Revenue Admin	\$ 82,202.64	\$ 71,259.00	\$ 164,625.12	\$ 168,745.00
Gross Revenue Sales	\$ 57,931.44	\$ 52,980.62	\$ 121,207.82	\$ 144,657.34
Net Income	\$ 140,134.08	\$ 124,239.62	\$ 285,832.94	\$ 313,402.34
Direct Costs	\$ 17,330.69	\$ 10,662.79	\$ 31,388.25	\$ 26,396.50
Gross Profit	\$ 122,803.39	\$ 113,576.83	\$ 254,444.69	\$ 287,005.84
Expenses	\$ 109,995.39	\$ 108,224.01	\$ 240,210.31	\$ 282,009.95
Operating Profit	\$ 12,808.00	\$ 5,352.82	\$ 14,234.38	\$ 4,995.89
Other Income/Expenses	\$ 5,823.82	\$ 2,745.22	\$ 8,379.63	\$ 7,283.50
Net Profit	\$ 18,631.82	\$ 8,098.04	\$ 22,614.01	\$ 12,279.39
Dredging Assessment	\$	n/a	\$ 42,693.88	\$ 42,391.20
Net Profit including SA	\$ 18,631.82	\$ 8,098.04	\$ 65,307.89	\$ 54,670.59
GOLF	\$ (17,940.90)	\$ (19,393.71)	\$ (46,084.36)	\$ (36,508.21)
Café	\$ (2,470.57)	\$ (4,648.20)	\$ (6,277.27)	\$ (6,552.50)
Green	\$ (14,651.27)	\$ (14,742.54)	\$ (33,270.45)	\$ (24,481.46)
Pro Shop	\$ (819.06)	\$ (2.97)	\$ (6,536.64)	\$ (5,474.25)
INN	\$ (9,890.28)	\$ (9,835.66)	\$ (19,230.94)	\$ (14,872.40)
Total Receivables:		\$ 370,904.98		
Receivables over 90 Days:		\$ 260,005.44		
There are 64 Legal accounts for a total of:				
Total Legal Receivables:		\$ 262,519.85	70.78% <	of total receivables
Legal Receivables over 90 Days:		\$ 202,211.67	77.77% <	of 90 day receivables
Top 5 Legal accounts = 36% of total legal a/r		\$ 95,266.50		
Top 10 Legal accounts = 54% of total legal a/r		\$ 141,088.15		

CONSENT AGENDA
December 21, 2013

WATER COMMITTEE: No December Meeting (Water Manager Report distributed to BOD)

LAKE/DAM COMMITTEE:

The minutes from November's Lake/Dam meeting were approved as written. Motion was Made by Linda Smith and seconded by Debbie Moore.

Debbie Moore made a motion that we accept Kimber's bid for the retaining wall and concrete stairway including permitting not to exceed \$20,000. Motion was seconded by Dorothy Powter.

Bob Moore made a motion to accept Agua Tierra's proposal for management and permitting of Dredging Project dated 12/7/2013, estimated at \$70,000, seconded by Linda Smith. Motion carries.

GREENS COMMITTEE:

Minutes were approved as written

Motion to Board: Greens Committee voted for and recommends acceptance of the Cart Shed plan as presented by John Torkelson with some recommended adjustments discussed by Roger Alberts and penny Cory, ie, fence modifications. The adjustments are to be presented at the December BOD meeting. The committee further recommends that tree removal and ground preparation begin as soon as possible.

INN COMMITTEE: No December Meeting

BOATHOUSE COMMITTEE: No Meeting

ARCHITECTURAL COMMITTEE:

Approval of Minutes: Chris Johannesen moved to accept the minutes of the November 9, 2013, Roger Derheim seconded with no nays.

Norm Bartoo made a motion, seconded by Samantha Franklin to send the Lake Limerick Demolition Application to the LL Board for approval. Motion Passed. (application attached to Architectural Minutes)

EXECUTIVE COMMITTEE: Scheduled for December 21, 2013 @ 8:30 a.m.

HEARING COMMITTEE: No Meeting

New Business

Friday, December 20, 13

Dear Board Members,

On behalf of the Architectural Committee, I would like to take this moment to address our current bylaws and resolutions regarding some recent Sub-Committee recommendations to the Board of Directors. These Sub-Committee examples would include, pump house repair or replacements from the Water Committee, the new golf cart structure proposed by the Green Committee, up coming window replacements proposed by the Inn Committee, and multiple park improvement projects set by L/D Committee. It is reasonable to believe that there are many opinions of how projects like these should go forward. However, there are a few specific Lake Limerick Bylaw and Resolutions that have set precedence in protecting our self-governance through the development of our volunteer committees and internal oversight.

The Lake Limerick Architectural Committee is tasked in accordance with RESOLUTION NO. 2006 – 01, "...to review, and recommend to the Board, approval, disapproval or conditional disapproval of applications of permits for projects involving changes to the platted lots, **common areas**, and any other real property within the jurisdiction of the Association." (LLCC, RESOLUTION NO. 2006 – 01)

Defined within our Bylaws; *Common Areas* include, "property owned by the Association, which include such as beaches, the lake, parks, boat launches, the pro shop, the golf course, the Inn, green belts, water systems and facilities, and any other property currently owned by the Association, as well as any property later acquired by the Association." (BYLAWS of LLCC, p2-3)

As a community we have to work together so we can strive throughout current fiscal struggles and meet sustainable needs. It is understood that each Sub-Committee under the direction of the Board of Directors is tasked to deliberate on what specific importance for each Common Area found within its concentration. Once a Common Area's need is determined then a recommendation of action is presented to the Board for final approval. However, the Architectural Committee is ordered to provide guidance and direction for matters related to the maintenance and development of the Lake Limerick Country Club (www.Lakelimerick.com, 2013). This includes but is not limited to Common Area.

Many of the current concerns regarding common area projects, such as LLCC structural restrictions and maintenance projects have been brought up to the Board during the past few months. These concerns could have been limited or possibly avoided all together had the proper LLCC permitting process for Common Areas been followed and permit applications for these areas submitted to the

Architectural Committee for review. The Architectural Committee would like to remind the Board that, RESOLUTION NO. 2006 – 01 includes, construction applications as specifically noted for “common areas”. This helps Lake Limerick continue to operate pursuant to procedures that are fair and reasonable to the interest of the community.

Therefore, all Lake Limerick Committees shall be submitting an LLCC Permit Application to the Architectural Committee. This would include any planned new construction, remodel or repair within each Sub-Committee’s Common Area of concentration. It is also the Architectural Committee’s role in establishing reasonable standards for which these Common Areas are limited according to the Declaration of Restrictions for where they exist within Division 1 thru 5 of the Lake Limerick Country Club.

To regain the trust of our members and reduce any future concerns of architectural development within Lake Limerick’s Common Areas, I would like the Board to consider notifying all committees of LLCC’s permit application process, its necessity, and importance for our community’s betterment. Additionally, permits submitted to the Architectural Committee by any Sub-Committees are for oversight use only and should be exempt from standard permit fee requirements. However, to secure sustainable and timely processing of architectural permits there should be a fair amount set aside from the applying Sub-Committee’s budget for offsetting labor and legal cost created by LLCC member violations. It would be recommended that up to \$250 with no less than \$25 rate be set for a general “Common Area” permit. This rate would be reasonably determined by the applied project, and a recommendation for approval, disapproval or conditional disapproval would be sent to the Board from the Architectural Committee.

First, I would like to motion to the board that the defined use of Lake Limerick’s architectural application process is properly used for all Lake Limerick Sub-Committee’s prior to proposing projects concerning Common Areas to the Board.

Second, I would like to Motion a Sub-Committee application rate to secure the sustainable offset for General fund for Architectural expenses in labor cost, permit materials, investigative and/or legal expenses.

Respectfully,

Kristopher Nelsen,
Architectural Committee Chairman and Board Member