



**LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS
AGENDA
January 17, 2015**

I. ROLL CALL:

Vice President Kelly Evans, Treasurer Dick Sirokman, Secretary Penny Cory, Directors, Tom Taylor, John Rizzo, Kristopher Nelsen, Mark Franklin and Director and Water Chair Phyllis Antonsen. President, Esther Springer-Johannesen excused.

II. APPROVAL OF MINUTES:

A motion was made by Phyllis Antonsen, seconded by Tom Taylor and passed with no nays as follows:
To approve the Minutes of December 20, 2014 as written

III. FINANCIAL REPORT: Attached.

A motion was made by Kristopher Nelsen, seconded by Mark Franklin and passed with no nays as follows:
To approve the Financial report for December 2014 as presented

IV. GUESTS FROM THE FLOOR: Request to be added to the agenda ~ None

V. CONSENT AGENDA: (Committees motions, attached)

Pull Fire Place Motion from Inn Committee for discussion. After discussion, it was decided that the fireplace will remain the same and will not be painted/stained.

A motion was made by Dick Sirokman, seconded by Tom Taylor and passed with one nay from Penny Cory as follows:

To remove the Fireplace staining/painting motion from the consent agenda, this project will not be done.

Pull Architectural Motion #3 regarding Dock Guidelines for discussion on changes to items 2e and 9b.

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

To remove the Lake Dam Motion #2 and Architectural Motion #3 and return to the committees for further review.

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

To approve the Consent Agenda as amended; to remove the Inn Committee Motion #2 and not do the project and to pull Architectural Motion #3 and Lake Dam Motion #2 for further review by both Committees and to include the approval of all Committee Minutes, and in particular the Architectural Committee Minutes.

VI. OLD BUSINESS:

1. Committee Resolutions

A motion was made by Penny Cory, seconded by John Rizzo and passed with no nays as follows:
To table this discussion.

2. January Cart Shed Rental Fees

A motion was made by Dick Sirokman, seconded by Tom Taylor and passed with one nay from Penny Cory as follows:

To keep the Cart Shed Rental prices the same regardless of whether you are a LLCC lot owner or a public golf annual member

3. Public vs Member Golf Annual Rates

A motion was made by Dick Sirokman, seconded by Penny Cory and passed with two nays from Kristopher Nelsen and Phyllis Antonsen as follows:

All Golf Annual Memberships will be \$575.00 per year for both Member and Public Golfers.

VII. NEW BUSINESS

1. Offer on Division 3, Lot 216 ~ See Manager's Report.

A motion was made by Phyllis Antonsen, seconded by Dick Sirokman and passed with no nays as follows:
To accept the offer of \$12,000.00 for Division 3, Lot 216

2. Youth Committee Chair

Cheryl Darby the Youth Chair requested some guidance regarding the Committee structure and budgets. She also requested a place to store youth supplies so they can be readily accessible. Cheryl also inquired about contacting the High School to promote our Youth Committee for Lake Limerick Resident Children and to inquire about having the Chairmanship of the Committee considered as a Senior Project. This was overwhelming accepted and Cheryl will report back with the results of her meeting with High School Principal.

VII. OTHER BUSINESS

1. Manager's Report ~ Attached.
2. It was reported some of the youth in the LLCC Area have taken to playing chicken with cars on St. Andrews Drive in front of the Inn. Sheila will contact Security and John Rizzo will contact the Sheriff's Office.

VIII. CORRESPONDENCE: ~ None

IX. ANNOUNCEMENTS

- January 18, Bunco cancelled, if you know of anyone interested in managing this event please have them contact the office.
- January 18, Seahawks Play Off Game, Lounge open at 11:30 a.m.
- February 1, Super Bowl Sunday
- February 14, Valentine's Day
- February 15, Bunco Tentative
- February 21, Next BOD Meeting
- February 21, Banquet, Anniversary Party

X. CLOSED SESSION ~ None

XI. MOTION TO ADJOURN MEETING

A motion was made by Dick Sirokman, seconded by Kristopher Nelsen and passed with no nays as follows:
To adjourn the meeting at 10:15 a.m.

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

BOARD OF DIRECTORS MEETING

January 17, 2015

	Division/Lot #	Printed Name	Signature
1	1-118	Cheryl Darby	C. Darby
2	1-41	David Kohler	David Kohler
3	1-41	Karen Kohler	Karen Kohler
4	1-17	BRIAN SMITH	Brian Smith
5	1-17	PAUL WAGNER	Paul Wagner
6	2-126	Steve Saylor	Steve Saylor
7	3-515	Rhonda Mayner	Rhonda Mayner
8	2-36	NAN STRICKLIN	Nan Stricklin
9	2-129	CHRIS JOHANNESSEN	Chris Johannesen
10	3-282	GLEN BACHMAN	Glen Bachman
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	December-14			
	FINANCIAL RECAP			
	2014	2013		
Cash In Bank Admin	\$(28,006.30)	\$(14,867.22)		
Cash In Bank Water	\$211,001.14	\$132,262.38		
Reserves Admin	\$73,305.37	\$22,241.34		
Reserves Lake Mgmt	\$501.54	\$5,758.23		
Reserves Water	\$157,525.25	\$154,102.32		
Reserves Water Main Line	\$130,146.57	\$70,781.57		
Dredging Account	\$218,346.92	\$101,570.81		
Well#6 Reserves	\$15,206.50	\$ -		
	Dec-14	Dec-13	YTD	YTD vs Budget
Revenue Admin	\$81,415.49	\$83,789.00	\$248,375.49	\$248,346.25
Gross Revenue Sales	\$62,755.36	\$61,077.22	\$190,168.34	\$249,301.00
Net Income	\$144,170.85	\$144,866.22	\$438,543.83	\$497,647.25
Direct Costs	\$19,236.88	\$14,840.42	\$46,339.43	\$49,125.00
Gross Profit	\$124,933.97	\$130,025.80	\$392,204.40	\$448,522.25
Expenses	\$106,930.24	\$107,428.91	\$326,223.42	\$409,933.75
Operating Profit	\$18,003.73	\$22,596.89	\$65,980.98	\$38,588.50
Other Income/Expenses	\$1,929.05	\$4,347.75	\$9,503.51	\$6,500.00
Net Profit	\$19,932.78	\$26,944.64	\$75,484.49	\$45,088.50
Dredging Assessment	\$ -	\$ -	\$42,546.96	\$42,235.26
Net Profit including SA	\$19,932.78	\$26,944.64	\$118,031.45	\$87,323.76
GOLF	\$(16,492.20)	\$(18,355.60)	\$(62,347.04)	\$(37,750.00)
Café	\$(1,826.69)	\$(2,389.92)	\$(7,514.35)	\$(12,500.00)
Green	\$(13,770.37)	\$(15,275.33)	\$(45,368.01)	\$(18,000.00)
Pro Shop	\$(895.14)	\$(690.35)	\$(9,464.68)	\$(7,250.00)
INN	\$(10,678.97)	\$(7,281.68)	\$(30,079.84)	\$(22,325.00)
Total Receivables:	As of 12/31/14>	\$357,109.36		
Receivables over 90 Days:	As of 12/31/14>	\$312,295.96		
There are 48 Legal accounts for a total of:				
Total Legal Receivables:		\$170,285.18	47.68%	< of total receivables
Legal Receivables over 90 Days:		\$145,894.07	46.72%	< of 90 day receivables
Top 5 Legal accounts = 34% of total Legal a/r		\$57,896.96		
*Top 10 Legal accounts = 53% of total legal a/r		\$90,251.15		

CONSENT AGENDA
January 17, 2014

WATER COMMITTEE:

A **motion was made** by Don Bird, seconded by Ken Ayres and approved with no Nays as follows:
To Approve the Minutes of December 13, 2014 as written

LAKE DAM COMMITTEE:

Approval of Previous Minutes: Dave Kohler **made a motion** to approve amended minutes (eliminate 3d) Glen Bachman seconded, motion carries.

3. d) Fishing Derby-- Sheila to follow up with Kimber Construction this week

Dave to amend updated Dock Guidelines for Committee review. Section 2-e and 9-b Kelly **made a motion** and Glen seconded to pass this on to architectural committee after wording is changed.

GREENS COMMITTEE: The Greens Committee did not meet in January

INN COMMITTEE:

Approval of December Minutes: **Motion for approval** was made by Penny Cory and 2nd by Bona. Passed unanimously.

Motion: Penny Cory moved and Rhonda Mayner 2nd that the fireplace be painted a light gray—motion carried with 1 dissenting vote made by Nan Stricklin.

Motion: Penny Cory moved and Rhonda Mayner 2nd that a subcommittee be formed to meet with Dale (Paul Wagner, Clara Robinson, Nan Stricklin, Rhonda Mayner will serve) motion passed unanimously.

Motion: Nan Stricklin moved and Rhonda Mayner 2nd to remove the language "subsequently been approved by the Inn Committee" from the resolution, passed unanimously.

ARCHITECTURAL COMMITTEE:

Approval of Minutes: Chris Johannesen **moved to accept** the minutes of the December 13, 2014 meeting, Mark Franklin seconded with no nays.

Motion to the Board: Committee Resolution: Resolution no 2006-01 unanimous agreement to approve as written with no changes.

Chris Johannesen **made a motion**, seconded by Norm Bartoo to pass onto the Board with corrections the Lake Limerick Country Club Dock and Float Guidelines. Motion approved with no nays.

EXECUTIVE COMMITTEE: Scheduled for January 17, 2015 @ 8:30 a.m.

GENERAL MANAGER'S REPORT
January 17, 2015

ADMINISTRATION:

The new Quick Books Company has been created. Now the real work begins, this is a large and time consuming project that will consume time from each Manager and their departments as well as office staff for data entry. Project in Progress.

- Division 4, lots 100 and 101 our attorney has recommended we offer them to the neighbors, I will research this in January.
- The same buyer who was looking into Division 4, Lots 100 & 101 has now put in an offer for Division 3, Lot 216 for \$10,000 (Listed @ \$19,900), we countered with \$15K, they countered back with \$12,000, we countered again (Jan 8th) with \$13,500, the response to the last counter offer was that he cannot go any higher than the \$12,000 due to the expense of installing the septic. I would recommend approval of the offer.
- LLCC has taken possession of Division 4, lot 202 ~ this lot is not on the Mason County Website. which means it is combined with another lot. The Attorney is pursuing the release of the "combination" and/or trying to sell to the bank that owns the other "half".
- The Conference Phone system should be completed this month. All components are in house, we just need to drill through two floors and install the outlet.

INN:

- Banquets and Weddings, new additions ~
June 13, 2015 Memorial Service for Linda DeBoer, (Bobby Brown's significant other)
September 10, 2015, Men's Golf Banquet
February 21, 2015, Les Johnson Anniversary Party
March 21, 2015, Fire District #5 Annual Banquet
April 2, 2015 Hartstene Island Ladies Club Luncheon
- The Restaurant and Lounge have been repainted, new art has been put up in both areas, the deep clean was accomplished during our closure, and the carpets were cleaned. Thank you to our Seasonal Crew who worked to achieve the restaurant painting along with Penny Cory. Thank you also to the Inn Decorating Sub Committee Members, Dorothy Powter, Bona McDonald and Penny Cory. Last but not least, thank you to our staff who worked hard to accomplish all that needed to be done in the short time we were closed.
Janice Vocke is looking for someone to take over BUNCO please have anyone interested in heading up this event call the office.

MAINTENANCE DEPARTMENT:

- Maintenance Shop the lift installation project has been started this will be installed by our Maintenance Staff. Due to the configuration of the Lift and Shop some major rearranging will have to be done to accomplish the installation of the lift. The building changes have started by extending the "outside" storage area for storage of greens/maintenance equipment and supplies.
- An Insta-Hot was scheduled for installation during the pro shop closure, the contractor showed up without permits, refusing to complete the repairs to the wall and had not called the Gas Company. They lost the contract with us and we are currently in the process of getting more bids.
- Larry has done research regarding our antiquated fire alarm system at the Inn and has discussed this with our Custom Security rep. He stated that if we have a problem with the fire alarm system he believes that any repairs would be considered maintenance, thus not triggering a complete replacement of the system.
- Met with contractor to review Cart Shed footing and underground electrical layout, the excavation and electrical are now completed
- **Completed Items**
 - ✓ During the Inn closure we will have a plumber in to re-do the piping under the dishwasher, the pipes currently go "up hill" which has caused issues of late. Pricing for this is also forth coming.
- **Upcoming projects:**
 - ✓ Entry Sign Replacements, Maintenance has begun work on repairing street signs
 - ✓ The generator that runs the Inn did not function properly during the last power outage, the automatic switch did not go off when the power was restored. We are looking into making both the generator and the Inn panels automatic when power goes on or off. Pricing for this is forthcoming.
- **Pending Projects:**
 - ✓ Inn windows approximately \$21 – \$38 K
 - ✓ Paint the Inn approximately \$8,000

PRO SHOP REPORT

- The Pro shop/Café hours for January are 8:00 a.m. – 3:00 p.m.

CAFÉ REPORT

- The stool tops/covers are being worked on several have been completed, they look great!
- A Carbon Monoxide test was done by our Fire Department in response to complaints. The Fire Marshall spent about ½ hour doing the monitoring/testing with two different meters, there is no sign of Carbon Monoxide in the building.

GREENS REPORT

- Jason has been working with the County on the proposal for a rain garden on the property across from #6. A meeting is scheduled with the County mid January. More details on this project can be found below under Long Term Projects.
- Jason and crew plan on putting items at each tee box into one location i.e... The ball washer, trash can, and markers, this is an ongoing project which is almost completed at this time.

LAKE DAM REPORT

Kimber Construction has the permits for Banbury and the Island Projects in hand. Last Month I reported that Kimber will be starting work this month on the Banbury and Island Projects. I spoke with Kimber this week to check progress and they have moved our projects back to March due to the fact that they are behind in other projects. When they do start work in March it will be for all three projects.

- Island Project ~ Work due to begin the first week in March
- Banbury Project ~ Work due to begin the first week in March
- Anglia walkway repair ~ Work due to begin the first week in March
- Dredging Update: Summary forthcoming from Christian per mail received 1/15/15, I will have copies for the meeting.
- Larry has contacted the Dam Safety Office and has received answers to our Dam/weir operation questions -- we are operating within their guidelines.
- Tetra Tech Scope of Work has been received, the Lake Dam Committee will be reviewing the SOW over the next month for discussion at their next meeting and plan on making a recommendation to the BOD at that time. ***** The January Lake Dam Minutes state that the Scope of Work (Work Orders) will be brought to the BOD in February.**

ATER REPORT

The Fencing permit for Well #4 was approved by the Architectural Committee.

LONG TERM PROJECT LIST:

- We have been contacted by Mason County Conservation District in regards to assisting the Frank Foundation with a grant for noxious weeds in Cranberry Lake. They are asking us to support their efforts as the "downstream" recipient. They unfortunately heard about this grant late in the season and will not have time to complete the application on time they will pursue this for **2015**.
- Bobby and Jason have researched a new lease agreement with all new carts and new turf equipment. Sheila told them to continue their research and to put together a proposal for the BOD next **spring**. The current leases for both Carts and Equipment currently add up to \$2593.00/month.
- The Greens Committee's request for a handicap porta potty on #2, has been approved, we will have to re-do the lattice surrounding to accommodate a larger unit prior to **spring** delivery
- Jason has been working with the county on the proposal for the pond on #6 to accomplish the restoration of the pond and to create a rain garden on the property across from #6, it was recommended that these two projects be done together and in the **spring** time. Jason has also contacted the State regarding this project they do not require any permitting as this is a storm water pond.
- Jason's request for uniforms for his crew has been approved, these can be obtained in the **spring**, payment due in April would be perfect...
- Interlocking buoys for the island will be priced and planned for **spring** installation these will preserve the work done on the island against erosion.
- The cost of changing all of the lines, and hookups to stainless steel on the orange buoys will be investigated, once installed this **spring** they will not need to be done again.
- Eco Blocks will not be used as planters (already vandalized and not even planted yet) so we will be making decorative covers for them. **Spring Project.**
- The new dump pad for sand, will save time not having to go to the shop for each load, this project slated for **July**
- L&I inspection related that a Life Ring or ladders are needed at each dock, ladders are theft proof so they will be used. These will be installed before parks open in the **spring**
- The Geo Study for Leprechaun has begun the first samples have been taken.
- The temperature of the lake was discussed with members of the Squaxin Tribe in regards to the salmon habitat and how the warmth of the lake can be detrimental to them. Discussion on ideas of how to cool the lake water as it goes

over the dam was productive. Erica has given us the following schedule as a common goal to determine possible solutions.

January- February 2015-

- ✓ Erica will bring together all available temperature and flow data for Cranberry Creek and Lake Limerick. Specifically looking for temperature records from upstream of Lake Limerick and downstream of the lake.
- ✓ Larry Duvall, will supply the records of water level in the weir at the lake outlet.
- ✓ Ken Martig, will provide further information on cooling towers
- ✓ Erica will do some basic water and heat balance calculations to determine how much we can cool Cranberry Creek with a cooling tower versus a siphon.

March-April 2015

- ✓ Erica will develop a short work plan for deploying temperature monitors into Cranberry Creek and Lake Limerick. She will try to obtain enough monitors to do the work and will also include spot checks at regular locations. She will be distributing the plan to all of us when complete.

May 2015

- ✓ The temperature monitors will be deployed according to the work plan.

June-September 2015

- ✓ Erica and her crew will begin temperature spot checks at regular locations. Hopefully Larry Duvall and Joe Castelluccio, or someone who lives at Lake Limerick can incorporate some spot checks into their maintenance routines.

August 2015

- ✓ If needed, we will experiment with cooling the water at the dam outlet by some means, and we will measure downstream temperature and discharge in the creek over a period of days.

November 2015 or earlier

- ✓ Erica will complete a summary of our field work and distribute it.

- It was planned to have a new range and flat top unit for the Inn to be included in the F.Y. 15-16 Budget as new safety standards will have to be met by that time. Due to the condition of the current range and fryer it is important that we get the new equipment in as soon as possible. This was approved at the December BOD Meeting and will be accomplished **as funds are available**.
- Work with the Mason County Department of Public Works on sidewalks/walking paths, still have not received any further information. **Long Term**