



**LAKE LIMERICK COUNTRY CLUB  
BOARD OF DIRECTORS  
MINUTES  
June 18, 2016**

**I. ROLL CALL:**

President Kelly Evans, Vice President Paul Wagner, Treasurer Norm Bartoo, Secretary Penny Cory, Directors, John Rizzo (excused), Esther Springer-Johannesen (not present, reported by Sheila Nokes as ill), Glen Bachman (excused), John Torkelson, Glenn Zevenbergen (excused), and Water Chair Phyllis Antonsen.

**II. APPROVAL OF MINUTES:**

Board Minutes of **May 21 and Special Meeting May 28th**

**A motion was made** by Paul Wagner, seconded by Norm Bartoo and passed with no nays as follows:  
To Approve the Minutes of May 21 and May 28, as written.

**III. FINANCIAL REPORT:** Due to departure of office staff, complete profit and loss reports are not available. Current approximate balances in accounts are: Dredge Assessment account \$451k, Golf Special Assessment 19k, Operating Fund 77k, Mainline Water 238k, Water Operating 134k, Well #6 90k.

Our collections are current with the exception of a missed batch of automatic withdrawal in May, which has been identified and being processed.

Accounts payable are current. Authorization papers for special account required by dredge contract have now been signed and account will be set up and funded this coming week. A transfer of \$51k from the golf Assessment account to the dredge account has been completed, leaving a balance due on the loan from golf to dredge of 50k.

At this time, there has not been a loan from the Water Mainline account.

Paul Wagner gave further review of our attorney's work in recovering money from foreclosed properties, and Kelly emphasized that without our attorney taking the complex legal steps, we would not be in first position to collect owed to us.

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

Div/Lot#	Member Name	Item to add to Agenda
3/84	Debbie Moore	Status of lakes weed treatment
2/150	Sheila Nokes	Pro Shop & Golf

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

Paul Wagner noted that the request for cameras at the parking lot came as a result of reports of drug activity late at night. Sheriff has been notified and message from Sheriff is that residents can help by getting license plate numbers

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

To Approve the Consent Agenda as presented and to include the approval of all Committee Minutes, in particular the Architectural Minutes.

**VI. OLD BUSINESS:**

1. Dredging Status Update – Brian Smith

Contract review has been completed, LLCC officers are signing today and will be sent to contractor asap.

Work will be done 4 days a week in 10 hour shifts. Dredge lines will be laid so that they do not interfere with boat traffic.

Contractor will begin setting up equipment the week after July 4<sup>th</sup> and the process will continue through Sept. 22, which includes removal of equipment. The actual dredging will be between July 15 and Sept 15.

Dredge spoils will be surveyed and measured after dewatering. This will take place at Log Toy park, so **PARK WILL BE CLOSED.**

An on-site visit will be scheduled soon with the contractor to determine specifically which docks will need to be moved. Owners will be notified.

## 2. Railroad Update – Navy Team Report

The safety feature work affecting walkers has been done and some additional work on the other side is planned.

We have a large tournament planned in July and although projects are on hold, we were able to arrange for culverts to be installed for drainage to create 20 additional parking spaces at the maintenance area. We already had the gravel and other materials needed to complete the work, so total cost was approximately \$500

## 3. Security

The agreement with PPS security was reviewed by our attorney and was determined to have been breached and they have been given notice that we are terminating the agreement effective July 15, 2016.

We will be hiring a security employee as well as hiring an off duty Sheriff Deputy to patrol the area on a part time basis.

Cameras will be installed at the parking lot location in front of the Inn and possibly Way to Tipperary Park

## 4 Kimber Construction.

Kelly reported that the work scheduled to be completed by Kimber Construction will not be completed due to their breach of contract. It appears that the advance of \$25,000 is a loss, amidst reports of the business failure of Kimber. Kelly announced that we will not be doing business in this manner in the future: we will not be advancing funds until contractor is on-site and work begun.

## VII. NEW BUSINESS

1. Staffing. We have temporarily hired an Office Manager/Full Charge Bookkeeper with a great deal of experience in office management, Quickbooks, and H.O.A.'s. We feel comfortable with her in charge and need to confirm her employment. Motion by Penny Cory, second by Paul Wagner to approved employment of Beckie Birdsong as Office Manager and Bookkeeper. Passed with no nays.

Paul Wagner reviewed new Organization Chart, listing Jason Howerton as Greens Superintendent and Pro Shop oversight Manager, Michelle Molinari as Head Chef, Joe Castelluccio as Facilities Manager, and Beckie Birdsong as Office Manager.

Motion to approve by Penny Cory, second by Norm Bartoo, passed with no nays.

Penny noted that we have added two others to our staff, Jesse and Terry (last names not noted)

We will continue our search for a Golf Pro.

Question raised about increases in pay for those with additional duties assigned. Yes some were given small raises.

3. Architectural Committee changes. Discussion of proposed changes to process used at Architectural Committee. While some changes may be needed, it is reasonable to have a complete review after other issues of higher priority are settled. Item tabled.

4. EXTRA EXTRA Newsletter. The Water Quality Report did not get included in the regular newsletter. Paul Wagner has put together some additional updates for keeping members informed to be mailed with the Water Quality report. We do not have a current mailing list and we are working on putting one together. Dave Kohler noted that for some issues, having correct addresses can become a legal issue and the County Records are generally considered the best source of correct addresses.

5. Drug Testing. Penny Cory introduced a system of on-site drug testing for new employees and random testing. Costs are minimal and results are immediate. There was informative discussion regarding chain of custody, administration of collection, and other issues. After the discussion, the method best meeting our needs appears to be using Mason General Hospital for collection and waiting the few days necessary for results.

## **VII. OTHER BUSINESS**

### **1. Guests from the floor.**

Debbie Moore. Debbie accompanied our limnologist, Harry Gibbons, on the observation and verification of weed treatment needs for both lakes. With LLCC facing higher costs for the Dredge project, she discussed with Mr. Gibbons the possibility of minimizing our normal annual treatment program to save money, and what impact it might have on future treatment needs.

Because of the effectiveness of our regular treatment program, the lakes are in good enough shape that we can treat only 3 areas this year with minimal future impact. The possible need next year to treat a bit larger area than normal would not have a huge financial impact, and we can save two thirds of the normal cost this year, applying that savings to the dredge project.

Motion by Penny Cory, second by Paul Wagner to treat only the 3 recommended areas for a cost of \$5,000 this year. Passed with no nays.

### **2. Sheila Nokes. Two issues. First: the money being held for golfers from daily play, called "on the books". Some lengthy discussion of the process and purpose for LLCC involvement. Consensus that this fund should be handled by the golf ladies and men's clubs, not LLCC. Jerry and Sheila Nokes will review lists and provide more specific information and totals**

Second. Sheila spoke with a vendor who is interested in providing merchandise for sale in the Pro Shop. Discussion regarding who would "own" it, what happens if theft occurs, and other issues need to be investigated. Sheila asked for approval to further discuss with the vendor.

Motion by Paul Wagner to approve further investigation, second by Norm Bartoo. Vote 4 ayes, Penny Cory abstained. Motion failed.

## **VIII. OTHER BUSINESS:**

Brian Smith advised that one of our Park Hosts has acquired a roommate so we need to do background check on them. Linda Smith will get information from the individual for the check.

Lake Dam meeting for July will be on July 9<sup>th</sup> due to Limerick Daze Celebration

**IX. CORRESPONDENCE:**

None

**IX. ANNOUNCEMENTS**

June 19, Father's Day  
July 2 Limerick Daze  
July 16 Next BOD Meeting  
July 21 Free Family Bingo

**X. MOTION TO CONVENE TO CLOSED SESSION:**

**A motion was made** by \_\_\_\_\_ seconded by \_\_\_\_\_ and passed with no nays as follows:

To Convene to Closed Session

**XI. CLOSED SESSION:**

**XII. MOTION TO RECONVENE TO OPEN SESSION:**

**A motion was made** by \_\_\_\_\_, seconded by \_\_\_\_\_ and passed with \_\_ nays as follows:

To reconvene to Open Session

**XIII. MOTION TO ACCEPT ALL CLOSED SESSION MOTIONS:**

**A motion was made** by \_\_\_\_\_, seconded by \_\_\_\_\_ and passed with \_\_ nays as follows:

To Accept the motion made in closed session regarding \_\_\_\_\_

**XIV. MOTION TO ADJOURN MEETING**

**A motion was made** by \_\_\_\_\_, seconded by \_\_\_\_\_ and passed with \_\_ nays as follows:

To Adjourn the meeting at \_\_\_\_ a.m.

These minutes have not been approved by the Board of Directors

Respectfully Submitted by: Penny Cory

**CONSENT AGENDA**

**June 18, 2016**

**WATER COMMITTEE: A motion** was made by Mark Franklin, seconded by Brandon Koch and passed with no nays as follows

To approve the Minutes of May 14, 2016 as written.

**A motion** was made by Don Bird, seconded by Brian Parnell and passed with no nays as follows: To approve the financial report for June 2016 as presented with the understanding that more complete information will be available by the July meeting.

**A motion** was made by Mark Franklin, seconded by Gary Lentz and passed with no nays as follows: To adjourn the meeting at 10:30a.m.

**LAKE DAM COMMITTEE:** Motion by Debbie Moore seconded by Dorothy Powter to approve previous Minutes, passed unanimously.

Motion by Debbie Moore, seconded by Bob Moore to elect Glen Bachman as Chair of Lake Dam Committee..

Approved unanimously.

Motion by Susan Ickes to adjourn, seconded by Mike Prather, passed unanimously.

**GREENS COMMITTEE:** Ron Gruscynski moved to accept the minutes as printed. Mary Lou Trautmann gave a second. Approved.

**INN COMMITTEE:** Motion: Penny moved that the wall be built in-house in the Fall after most of the summer activity has died down. Sharon Hadsall 2<sup>nd</sup> the motion and it passed unanimously.

**Motion:** Sharon Haworth moved that a set of security cameras be installed to pick up the corner of the Inn parking lot where drug activity is taking place. It was 2<sup>nd</sup> by Penny Cory and passed unanimously.

**ARCHITECTURAL COMMITTEE:** Chris Johannesen made a **motion**, seconded by Jim Nutt to accept the minutes of the May , 2016 meeting. Motion passed.

Chris J made a motion, seconded by Jim Nutt to adjourn the meeting at 11:10 AM.

**EXECUTIVE COMMITTEE:** Scheduled for June 18 @ 8:15

# 6/18/16 Board Meeting

Div-Lot	Name	Signature
-41	Dave Kohler	Dave B Kohler
1-41	Karen Kohler	Karen K Kohler
3-152	Rob Koenig	Rob Koenig
1-45	Dorothy Powter	Dorothy Powter
2-177	GEORGE BEAVERS	GB
2-157	Ed Irwin	Ed Irwin
03-005	Kern Dolby + Lori Brady Dolby	
1-17	LINDA SMITH	Linda Smith
1-17	BRIAN SMITH	Brian J. Smith
3-371	Rhonda Mayner	Rhonda Mayner
1-36	NAN STUCKELIN	Nan Stuckelin
3-20	Heather Simeral	Heather Simeral
3-20	FRED Simeral	Fred Simeral
3-84	Debra R Moore	Debra R Moore
3-375	PR & PDR DDB	PR & PDR DDB
3-1	Rich Hamilton	Rich Hamilton
3-1	Shawn Hamilton	Shawn Hamilton
2-212	MARTHA WILLIAMS	Martha Williams
2-113	Budd + Bonnie Morrow	Bonnie Morrow
2R-21	Mary Lou Trautmann	Mary Lou Trautmann
2R-27	DAVE SIMS	Dave Sims
1-35	Laura Lee Berlin	Laura Lee Berlin
1-15	Clara Robinson	Clara Robinson
1-129 & 1-130	WILLIAM ASCHENBRENNER	William Aschenbrenner
1-86 1-87	Donna J Miller	Donna J Miller
2-5 2-51	C. Jeannine Metz	C. Jeannine Metz
3-76	GAYLE WILCOX	Gayle Wilcox
2-23	ROGER DERHEIM	Roger Derheim
2-113	Bud Thomas	Bud Thomas

Div-Lot	Name	Signature	Date
-48	Don Bird	Don Bird	6/18/16
2-150	Sheila Nokes	Sheila Nokes	6-18-16
2-150	JERRY NOKES	Jerry Nokes	
1-153	MaryAnn Wagner		6/18/16
2-259	Howard Cornwell	Howard Cornwell	"
2-259	Jan Cornwell	Jan Cornwell	6/18/16
1-48	Robbi Albritz	Robbi Albritz	6/18/16