



**LAKE LIMERICK COUNTRY CLUB  
BOARD OF DIRECTORS  
MINUTES  
November 19, 2016**

**I. ROLL CALL:**

President Kelly Evans, Vice President Paul Wagner, Treasurer Norm Bartoo, Secretary Penny Cory, Directors, John Rizzo, Dave Kohler, John Torkelson, Glen Zevenbergen, and Water Chair Phyllis Antonsen.

**II. APPROVAL OF MINUTES:**

Board Minutes **October 15, 2016**

Amend under New Business Section 3 to add "two projects" be delayed

**A motion was made** by Dave Kohler seconded by John Rizzo and passed with no nays as follows:

To Approve the Minutes of April 16, 2016 as amended

**III. FINANCIAL REPORT:** Review of October Financial Reports

**A motion was made** by Glen Zevenbergen seconded by Dave Kohler and passed with no nays as follows:

To Approve the Financial Reports for October 2016

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

<u>Div/Lot#</u>	<u>Member Name</u>	<u>Item to add to Agenda</u>
2-31	Janet King-Ellison	Purchase of Property
2-253	Vern Duggan	Update on café remodel
1-35	Laura Berlin	Muoneke Dock
3-44	Roger Milliman	Availability of Financial Report
	Nan Stricklin	Make copies of Financial Report at meetings

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

Insert "Winter Trailer" permits to Motion from Architecture

Pull Fee Schedule from Greens, leave Minutes for approval

Discussion of number of Winter Trailer permits and review of Greens Committee Fee Schedule.

Motion by Penny Cory seconded by Dave Kohler and passed with no nays to remove Greens Fee schedule from the Consent Agenda for review next month after Board can review the data used for basis of fees.

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

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

**VI. OLD BUSINESS:**

1. Director replacement. Four members applied to the Board to be considered for the vacancy on the Board created when Glen Bachman resigned due to health. Samantha Franklin had applied but withdrew, leaving Rhonda Mayner, Roger Milliman and Brian Smith as candidates. President Kelly Evans thanked all of the candidates and encouraged those not selected in this vote to run for office in the Annual Election in April. Board President Evans would only vote in the event of a tie. All three shared their interest and qualifications. The Board members voted via ballot and the outcome was 1 vote each for Roger Milliman and Rhonda Mayner, with the remaining 5 votes to Brian Smith.

2. Railroad Update – Navy Team Report  
Nothing to report.

3. Muoneke Dock

The dock is in disrepair and is now unattached to the land, causing a hazard to navigation and threat of damage to other member's property. The only thing holding the dock in place is a rope attached by a neighbor. Efforts to resolve the situation have been ongoing since 2009, and Dr. Muoneke has been advised that LLCC will be removing the dock and disposing of it by Oct 15, 2016. LLCC then agreed to wait until Nov 15, 2016 for resolution. Recent correspondence from Dr. Muoneke's attorney asserts that his son will remove the dock, but gives no timeline, and demands that LLCC take no action, and taking the position that the dock is in compliance. Neighbor reports that the son was at the property for a week and the only action he took was to fish from the dock, which was out of season. He was told he could not fish until season opened again next year.

After discussion, Motion by Dave Kohler, seconded by Norm Bartoo and passed with no nays to move forward with dock removal and reply to Dr. Muoneke's attorney that we disagree with their opinion and that work to remove the dock has been scheduled.

4. Security

We have hired a new part time security person, Joe Johnson. Joe is a resident and will be able to make rounds at varying times. Welcome Joe!

We also have noted the increased costs for Mason County Sheriff Deputy patrols. We will contact the Sheriffs office to discuss costs.

5. Reminder-Employee Christmas Party

December 13 at 5:00pm. Board members have signed up for salads and desserts and LLCC will provide pizzas

6. Winter trailer permits - Approved under Consent Agenda

7. Tetra Tech Change Order for work done on Dredge Project. The Change Order is a result of more work needing to be done that we were unaware of at the time that the contract was executed. The amount is between \$11,000 and \$12,000. We have not received the Invoice yet. Motion by Glen Zevenbergen seconded by Dave Kohler and passed with no nays to accept the Change Order

8. Review of Executive Committee Resolution. Some minor wording changes agreed upon. Motion by Brian Smith seconded by Glen Zevenbergen and passed with no nays to accept the Executive Committee Resolution as agreed to.

**VII. NEW BUSINESS**

1. Sale of property to King-Ellison who has a lease on a 20 foot strip of land adjacent to her lot that had been deemed "Utility" as a possible future well site. After investigation, it became apparent that to sell any parcel of land requires that owner pay full dues and assessments. Ms. King-Ellison is not interested in purchase if that is the case. As approved by LLCC Architecture Committee, and Mason County, her house is on the property line with the LLCC lot because the 20 foot strip was assumed to be on her lot. It was agreed that we can investigate an extension of the 49 year lease, of which 39 years remain.

2. Update of "Water Committee Bylaws" aka "Operating Procedures". President Kelly Evans explained that committees do not have Bylaws so the document named "Water Committee Bylaws" needs to be changed and some of the listed processes in the document updated to comply with association documents. This was formally referred to the Water Committee to make their recommendations to the Board.

3. Board of Directors Study Session. President Kelly Evans explained that he had requested the Board meet for study sessions with no official Board action that could be without an audience in order to have free exchange of ideas and opinions, without concern of being "quoted" by observers. Having checked with our

attorney and verifying that these sessions need not be open, Mr. Evans suggests that we allow members of observe, with the understanding that parts of the sessions may need to be closed.

## VII. OTHER BUSINESS

### 1. Members from the floor

<u>Div/Lot#</u>	<u>Member Name</u>	<u>Item to add to Agenda</u>
2-31	Janet King-Ellison	Purchase of Property - See New Business #1
2-253	Vern Duggan	Update on café remodel – The only decision that has been made is to close the café. We will involve the Inn Committee in planning, and we will be using volunteers.
1-35	Laura Berlin	Muoneke Dock - See Old Business #3.
3-44	Roger Milliman Nan Stricklin	Availability of Financial Report – Available on line and at the office Make copies of Financial Report for meetings - Agreed

2. Review item in Water Minutes regarding water rights. This was proposed by the committee to perhaps combine our wells to a single water rights status, but the cost vs value determined it was not a project worth pursuing.

## VIII. CORRESPONDENCE:

None

## IX. ANNOUNCEMENTS

November 19 Thanksgiving Dinner  
November 29 Inn Decorating  
December 10 Tom & Jerry Party 5-7 pm  
December 13, 2016 Employee Party  
December 17 Christmas Dinner  
December 31 New Year's Eve Party

## X. MOTION TO CONVENE TO CLOSED SESSION:

A motion was made by Glen Zevenbergen seconded by Paul Wagner and passed with no nays as follows:  
To Convene to Closed Session

XI. CLOSED SESSION: Issues: Personnel, contract for professional services, status of purchase and sale real estate contract, new laws regarding overtime and effect on LLCC employees.

## XII. MOTION TO RECONVENE TO OPEN SESSION:

A motion was made by Glen Zevenbergen, seconded by Brian Smith and passed with no nays as follows:  
To reconvene to Open Session

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

A motion was made by Penny Cory, seconded by Glen Zevenbergen and passed with no nays as follows:  
To accept the motions made in closed session regarding personnel and contracts.

## XIV. MOTION TO ADJOURN MEETING

A motion was made by Glen Zevenbergen, seconded by Norm Bartoo and passed with no nays as follows:  
To adjourn the meeting at 12:22 p.m.

These minutes have not been approved by the Board of Directors  
Respectfully Submitted by: Penny Cory



LAKE LIMERICK COUNTRY CLUB  
BOARD OF DIRECTORS  
SIGN IN SHEET  
November 19, 2016

NAME	LOT/DIVISION
Karen Kohler	1-41
Laura Berle	1-35
Rhonda Mayner	3-371
Mary Lou Grantmann	2R-21
Brian J. Smith	1-17
Man Stricklin	2-36
Jack W. Botterley	2-282
Mary Ann Wagner	1-153
Jerry Noker	2-150
Dorothy Fowler	1-45 + 1-80
Van Duggan	2-253
Mike Jensen	1-59
Kathy Jensen	1-59
Roger Milliman	3-44
JANET KING-ELLISON	2-229
Bonnie Morrow	2-113
Clara Robinson	1-15
CHRIS JOHANSEN	2-128-129-130
Jim Nutt	5-124-125

Guest:

Brenda Patnoe  
(Brenda Patnoe)