

Lake Limerick C.C.



**LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS**

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Meeting Minutes

Meeting ID 838 1891 9568 : Password: 962574

May 15, 2021 @ 9:00AM

1. **Roll Call:** President, Brian Smith; Vice President, John Ingemi; Secretary, Dean Dyson; Treasurer, Connie Wong; Directors; Pat Paradise, Steve Saylor—excused, Sheila Nokes, Tamra Ingwaldson, Stacie Stoney –not present; Don Bird (Ex Officio), Invitee: Roger Milliman, CAM

John Ingemi co-hosted the meeting with B. Smith.

2. **Approval of Minutes:**

A motion was made by Sheila N. and second by Connie W. to approve the minutes as written. Motion passed unanimously.

3. **Financial Report – C. Wong**

Discussion as to what to do with the money we will receive from the sale of the properties LL is selling. Next month a line item for this to be discussed will be placed on the BOD agenda.

All the financials are in good shape.

Connie Wong, treasurer moved that at HERITAGE BANK we remove Dean Dyson, past BOD VP and Ron Harper, Past Accounting Manager, from HOA accounts ending with 0214, 4023, 5841, and water accounts 8937, 8953, and 8945 and John Ingemi, newly elected BOD VP.

At EDWARD JONES, Connie Wong moved to remove Dean Dyson, past BOD VP and Ron Harper, past Accounting Manager, from HOA accounts 01533 and 20043, Water accounts 11177 and 20044 and add John Ingemi, newly elected BOD VP to both accounts.

And at OCCU, remove Dean Dyson, past BOD VP and Ron Harper, Past Accounting Manager, and add John Ingemi, newly elected BOD VP, to accounts 0216550 and 021657.

These three motions were seconded by Tamra I. **Motions passed unanimously.**

Action: Motion to approve the Treasurer's Report. No motion made

4. Additions to the Agenda from Board

Don B. wanted to discuss the Lakes level.

Brian S. wanted to add Committee chairs.

5. Additions to the Agenda from the member guests

Discuss fine and moving house on to property at 161 Ballantrae Dr

6. President's Report: B. Smith

Brian mentioned that LL would continue to follow the Governor's suggestions as to mask wearing inside our buildings and since we cannot tell who has been vaccinated or not, all people going into the Inn, Restaurant, Café, and Pro Shop will be asked to continue to wear a mask until the state regulations change.

7. CAM Report: R. Milliman

Wanted to thank Christy, Jason, Josh and Doug for stepping up while he was gone.

Facilities Manager position—Interviews have started and will continue next week.

LL and the Navy property division received surveyor documents for the property easement. so that a contract can be put together.

8. Water Report: Don Bird

Water quality is fine, all pumps are working fine except well 5, repairs are in progress. Financially water is doing fine with income being higher than last year, but expenses are also up due in large part to the engineering study that is going on by RH2 Engineering Company. We still have leaks at about 8.5% which it is better than in recent months. Want to encourage community members to be on the lookout for any unusual water. Doug, Don, Phil and Pat met yesterday with RH2 to discuss their preliminary report and the need to focus on why the water systems pumps take so long to ramp up if the fire hydrants are turned on and how to solve this and other problems. Seem to be recommending having the system to go to an open system rather than the current closed system, and an elevated water tower to help provide more water pressure. We have enough water just not enough pressure fast enough to get it to the fire hydrants. Waiting on engineering report before tackling waters capital projects budgeted for the year.

9. Consent Agenda: Motions to the Board from Committee minutes.

Greens Committee: Question about lights on the Café patio. Will remain on consent agenda.

Lake-Dam: Lake Patrol Boat needs safety repairs and equipment to meet Coast Guard regulations, Will remain on consent agenda.

Park Restrooms to be opened and the Sani-cans to be removed. Before this can be done the restrooms need to be assessed to their readiness and what it would take to keep them clean and ready for use every day by LL staff or a company like Coastal Custodial that does the Café and Inn restrooms. Pulled from consent agenda for more information by BOD consent.

Remove Reserve Study Committee heading from the Consent Agenda agenda.

Compliance Committee: There was a objection for sending a Thank You letter to a member who had complied with a written request from the committee to confine their dog to their property because when the dogs were loose they had acted aggressively to people. Several points of view were given. Another concern was that not enough fines have been given and that it has been taking too long to resolve problems because of this. Brian suggested that those having concerns attend the next Compliance Committee meeting. Nothing was pulled from the Consent Agenda.

Motion made by John I. and seconded by Tamra I. to accept the Consent Agenda minus the park restroom issue. The motion passed unanimously.

10. Old Business

- a. Status of Deck Project and ADA bathroom – P. Paradise
The deck is almost finished. Just waiting for final sign off from the county. The gutter guy will be here this week to do gutters and down spouts for the deck and the patio. He will also be looking at the gutters on the rest of the building too. Will be looking into a sealant for the handrail. ADA bathroom is on hold until fall.
- b. NWS proposed contract changes update – D. Bird
Doug has had contacts this past week and working on the contract for NW water to be the backup to Doug on the water system.
- c. Green Belts & Trails-T. Ingwaldson
Some discussion about getting 3 bids for projects and how difficult it is to get companies to bid on projects. We only have been able to get 2 bids on cutting down the trees and improving the trails at Log Toy. This committee is just getting it's legs and will be working on more when they can meet together.
- d. Status of Navy Trestle Waterline Project – D. Bird, R. Milliman
The surveyor has submitted his result to both LLCC and the Navy for the temporary and for the replacing of the water line while the trestle is being reenforced. Pat P. expressed that all the expenses we have accrued because of this Navy project and in the future are accounted for so we can hopefully be reimbursed by the Navy. Roger M. assured him that this was being done.
- e. Status of Real Estate Sales—R. Milliman
We have actually sold 3 properties one is 2 properties that have been combined Mason County and the property that we owned off Highway 3 in Shelton. Of the 16 properties 3 are closed and we will have a full accounting when the other 13 are closed. They all have offers. Brian S. suggested that we might front load the reserve account with the proceeds from these sales. After expenses the proceeds could be about \$250,000.

- f. Sandquist family wanted to talk to the BOD about their belief that they followed proper procedures as best they could when they moved a house onto the property at (01-062, 161 Ballantrae) and that the \$2000.00 fine that was applied to their account should be rescinded. They had written a response to the BOD after receiving the letter stating that they were being fined and a STOP WORK ORDER for not following proper LLCC procedures. A discussion on these topics between the family and the BOD last over an hour.

The results of the discussion were that they would be receiving a written reply to their letter after they provide the list of actions required by the county before county permits can be issued . That they needed to submit to LLCC for a permit to do any work they needed to do per Mason County Building Department in order for them to complete the permit process so the house can be permanently placed on the property. Then when all the County permits are complete, they need to submit a final LLCC application along with the county permits and other materials required by LLCC to finish LLCC's permit process before they do any further work on the house and property. The \$2000.00 fine will be kept in abeyance to see if there are any further violations.

It was moved by B.Smith and **seconded** by J. Ingemi The motion passed unanimously.

I move that the applicants file an LLCC Architectural Permit application to do the on-site work needed to address the County's list of permit requirements, along with a schedule for that work, to see if and under what conditions county permits will be issued as required prior to submission of a final LLCC Architectural permit. When the applicable county permits are issued in writing, the applicants will submit a final LLCC Architectural Permit application to determine if and under what conditions LLCC will permit placement of the house. The previously issued \$2,000 fine will be held in abeyance, like a security deposit, and if there are no added problems going forward, the applicants can appeal the fine to the BOD."

11. New Business

- a. Governor's Proclamation on (Phase 2, 3 and 4) and our ongoing activities – R. Milliman

With the ever-changing recommendations from the Governor's office, it was decided by the executive committee to continue to have everyone wear masks when indoors for example at the Inn, Café and pro-shop.

D. Bird suggested the Water Committee would want to hold their June meeting in the Inn. It was OK'ed.

Inn Committee brought up the idea of the possibility of holding Lake Limerick Days on the 4th of July. After some discussion. It was thought the 4th would be too soon to open things up but maybe we could do something on the afternoon of the Community Garage Sale on July 24 and possibly call it "Dog Days of Summer"

R.Milliman wanted to commend the Lake Limerick community for it's good work during the epidemic.

- b. Reserve Study Report—Next Step—B. Smith

B. Smith said that the next step in implementing the Reserve Study belongs to the board because it will involve budget and policy decisions. Tasks that need to be completed are confirming the asset list, confirm asset timelines and asset costs like dredging and park restrooms. He has asked J. Ingemi to become the project manager for the next step in the Reserve Study implementation.

It was agreed that J. Ingemi would head the group to study how best to implement the Reserve Study.

Wong suggested that it might be a good idea to put reserve money and property sale money into savings and not in the operating funds account.

c. Lake Limerick high water level

D. Bird was pointing out that many members are complaining of the high-water level of the lake. No one remembers this to be the case at this time of year in the past. A 25-minute discussion of this issue ensued. K. Evans the chair of the Lake-Dam Committee no action to be taken with the weir boards because he feels the unusually high amount of water coming into the lake from the water shed will dissipate over the next month and the next month and the lake level will drop. C. Wong suggested that we should communicate to the members what is going on through an email blast and that the lake will be going down slowly to more normal levels relatively soon.

d. Committee chairs

All committee chairs were accepted as nominated by their respective committees and set forth in the consent agenda. The Compliance Committee needs to formally elect its chair which will be done at their next meeting.

12. Other Business

T. Ingwaldson and P. Paradise wanted to make sure that the staff knew to refer questions to the appropriate committees when they did not know the answer. They were assured that the staff were following proper procedures.

R. Milliman reported that the golf and café were favorably mentioned in the journal "The Mason County Profile."

No new applications for the Account Managers Position. Have tried rewording the want ads for this position but no takers yet. It was mentioned that Water is frustrated with the current arrangement with Ron working limited time on accounting because it is hard to get information in a timely manner. They are hoping we get a new manager soon.

Roger has interviewed 3 people for the Facilities Managers position over the phone and will be doing 4 in person interviews this coming week.

13. Correspondence

Only the Sandquist letter which was discussed earlier.

14. Announcements and Upcoming Events

- a. Community Garage Sale—July 24, 2021 – 9 AM—2 PM
- b. Committee (and other) Meetings being held via ZOOM if over 5 persons attending. This will change as the Governor's proclamations change.
- c. Most in-person HOA Events are still CANCELED until further notice. Golf events will still be planned in accordance with WA State COVID Guidelines.

15. Motion to Adjourn to Closed Session to discuss legal/personnel issues.

No closed session.

16. Motion to Reconvene to Open Session.

17. Motion to Accept all Motions Made in Closed Session.

18. Motion to Adjourn.

Motion made by J. Ingemi seconded by T. Ingwaldson and passed unanimously at 12:55 PM.

Respectfully submitted,

Dean Dyson, Secretary
Lake Limerick Board of Directors