

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

BOARD OF DIRECTORS

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Meeting Minutes

Meeting I.D.: 892 2681 6542 Password: 320233

June 19, 2021 @ 9:00AM

1. **Roll Call:** President, Brian Smith; Vice President, John Ingemi; Secretary, Dean Dyson; Treasurer, Connie Wong; Directors; Pat Paradise, Steve Saylor, Sheila Nokes, Tamra Ingwaldson, Stacie Stoney, Don Bird (Ex Officio), Roger Milliman, (CAM)

2. **Approval of Minutes:**

A motion was made by J. Ingemi and seconded by S. Nokes to accept the minutes as presented. Motion passed unanimously.

3. **Financial Report – C. Wong**

Last month's financials were not voted upon at the last BOD meeting.

A motion was made by D. Dyson and seconded by S. Nokes to accept May's Financial Report as reported. Motion passed unanimously.

Financials: P & L looks good for this month. Property sales are included in Revenue and correlated Expenses, if those weren't there, we still are above budget both for current month and YTD.

Balance sheet is staying steady.

Our Cash at Heritage Bank operating account is where the proceeds from the property sales were deposited, so it is correspondingly high at the moment.

Cash deposited this month was up due to increased F & B sales, with golf having a good month as well.

Investments at EJ are still being made and money reinvested at maturities, so we can have cash if we need it, with these staggering maturities. This will be more important as we start using the Reserve Funds in the future.

You have the Capital projects list for review, and I'll let Roger answer any questions you may have on it.

A motion was made by C. Wong and seconded by S. Nokes* that an addendum be made to last month's OCCU banking signatory motion made by C. Wong, that in addition it is noted that the signers remaining on the LLCC Water accounts are Don Bird, Water Chair, Esther Springer-Johannesen, Water Treasurer, Roger Milliman, LLCC CAM and Connie Wong, HOA Treasurer. Motion passed unanimously.

A motion was made by J. Ingemi and seconded by S. Saylor to approve the financial report as presented. Motion passed unanimously.

4. Additions to the Agenda from Board

No additions from the Board

5. Additions to the Agenda from the member guests

No additions from the members/guests

6. President's Report: B. Smith

President Smith reported that we have a lot of water related issues to address, as well as the CAM report and will therefore cede his time for those discussions.

7. CAM Report - R. Milliman

Good morning and I'll begin with some great news. We've hired Facilities Mgr. Norm Glasco who started June 7 and Assistant Jimmy Huff on June 14. Both have extensive building and grounds experience. Join me in welcoming our fully staffed Facilities Department. And, after a lengthy search we have hired Shauna Sharpes as our Accounting Manager. She has over 20 years of bookkeeping, internal auditing, and accounting management. Shauna starts on Monday.

Our 7 parks are open for daily Member use with bathrooms opened at Tipperary, Log Toy, Banbury, Anglia and Olde Lyme. Sani-cans have been eliminated at these parks and Sani-cans remain at both Leprechaun and the Inn parks. LL has Park Hosts for the summer at 4 lake parks. We request that Members continue to follow park and lake rules staying safe and litter free.

The Tree Removal Project will begin at Log Toy Park on June 23rd and continue until July 2. The area affected will be taped off for safety reasons while the work is being performed. P. Paradise suggested it be "red" tape for no access or admittance. There was discussion on sending out notices on this to the members as soon as possible. Also, we will have signage stating that construction is ongoing.

For golf course news, the Navy is continuing their analysis of the survey information for LL's use of their land. This will result in a lease agreement for access rights to approximately 7/10th of an acre. There were some questions from V. Duggan on the land parameters.

Later in the agenda, I will be reporting on real estate land sales, lake level and where we're at operationally for COVID compliance. Thank you.

8. Water Report: D. Bird

D. Bird reported that water quality and quantity are good. Water conservation is better than last year. Leaks are down from 8% to 5% this month. Financials look good. Revenues are slightly down but Rhonda continues to work with members on their past due accounts. RH2 is finalizing some field work and we are still awaiting their report. For our "fire tender filling stations," we are considering Well #1 (Mason Lake Road) and Well #4 (Glenmorgan). The Board took an electronic vote to approve the Water Committee's motion for this action. These motions are included in the Consent Agenda. P. Paradise expressed concern on an "electronic vote," so the Board will review this question/concern in the near future. There is approximately a six (6) week lead time for us to be able to get the pipe needed for this project. All members will be sent a copy of the Consumer Confidence Report. The Water Department will be sending out a survey to see if members have a "cross-connection" for items like, pool, hot tub, underground sprinklers, etc.

There was a lot of discussion on the issue of "back flow prevention devices" from C. Wong, S. Saylor, T. Ingwaldson, and D. Bird. D. Bird gave clarification on these issues.

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

a. Architecture, Compliance, Greens, Inn, Lake/Dam, Water, Welcoming

S. Hamilton brought up the issue of a member wanting to place a shed on their property but was behind on dues / water payments. The Guidelines state that a member, in arrears over 90 days, would be deemed a “member not in good standing.” After much discussion, B. Smith stated that only the Board of Directors can designate a member “not in good standing,” and the Board noted that, if the member has been in contact with the HOA and is on an agreed “payment plan” to clear up the back payments, then they will remain a “member in good standing.”

There was also discussion on 05 – 077, who has been living in a shed since 2015. There was a lot of discussion between the Architecture and Compliance Committees on what is a residence, septic choices, etc. This will be referred to the Compliance Committee for further action. Other issues from the Compliance Register were discussed as well.

A motion was made by T. Ingwaldson and seconded by S. Saylor to accept the Consent Agenda as presented. Motion passed unanimously.

10. Old Business

a. Status of Navy Trestle Waterline Project – D. Bird, R. Milliman

R. Milliman reported the survey work has been done and the engineer had some questions on the plan that might be infringing on some of our property owners so that clarification is being finalized. Once done, our engineer, along with our legal representatives will get that application ready to submit to the Navy.

b. Status of Real Estate Sales—R. Milliman

R. Milliman reported that we have listed 16 properties and 11 of these have closed. This has grossed \$300,000.00 and at a 10% sellers' cost, we have in our account \$269,000.00. And, we have a full accounting spreadsheet that Rhonda and I have put together. P. Paradise when we will discuss how the money will be allocated. It will be upcoming.

b. Status of lake level—R. Milliman

R. Milliman reported that we are continuing to monitor and adjust the weir boards as necessary. Our target has been 1.3 on the gauge. We are doing our very best to maintain an adequate lake level. We are anticipating a lot of evaporation over the next couple of weeks, and this will show us where we are at, in regard to keeping the lake at this level. There was discussion on lake levels, docks and other issues from S. Saylor, R. Milliman, B. Smith, V. Duggan, J. Ingemi and D. Bird.

11. New Business

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

R. Milliman reported on the Governor’s announcements since May 2021 on wearing masks, no masks if vaccinated. State has given 4 options that the employer can take. After discussion, R. Milliman recommends the option A, which is an honor system on whether a person is vaccinated. Discussion ensued from J. Ingemi, R. Milliman, S. Saylor, D. Bird, D. Dyson and B. Smith. R. Milliman noted that any/all employees must show that they have been vaccinated, either by their vaccination card or an attestation or they will still be required, by State regulations, to wear a mask.

A motion was made by D. Dyson and seconded by S. Stoney to, a. institute the honor system in regards to vaccinations of members, patrons and guests, b. post signage as to this change in policy, c. allow employees who have shown proof that they are vaccinated to decide if they want to continue to wear a mask or not and, d. employees who have not been vaccinated are still required to wear a mask. Motion passed unanimously.

B. Smith also brought up the fact that a lot of the Committees have already started to meet in person and stated that this would probably be our last ZOOM meeting as a Board. Is the Board ready to meet in person and, if so, how should they be conducted – masks, no masks, social distancing, proof of

vaccination or not, etc. T. Ingwaldson brought up the seating format for the meetings in the Great Hall. J. Ingemi brought up that we already sit next to each other and shouldn't need to "enforce" the 3' foot rule. S. Stoney on wanting to be part of meetings while she is away on conferences. B. Smith on calling in should be available for the meetings. S. Saylor on meeting setup with microphone off to the side for members to speak. Consensus of the Board is that we are back to live/in person meetings starting with the July meeting.

b. Reserve Study Report—Next Step—J. Ingemi

J. Ingemi started off the discussion on the topic of Assets. Every member of the Board received a copy of the Reserve Associates report. There are many questions that need to be discussed pertaining to the funding aspect of the Reserve Account but, we need to focus on the list of assets for this meeting. Fairly complete list of assets or did we miss something. Or is there something that should not be in here. Is it accurate? R. Milliman on rehabbing the bathrooms. P. Paradise on competition for the money. Connie on how the fund works and things get paid for. J. Ingemi on aging, useful life. Tam on looking at full list. Prioritize by like with budget plan each year. Maybe list sorted by year? Sheila on creating list of assets, then life expectancy, Prioritize by life expectancy. Don on not just tree maintenance but making greenbelt less susceptible to fire damage. B. Smith stated that there are items that belong as part of the Reserve Fund but, will need to be "tweaked" as to the frequency of their "useful life expectancy." These are things that we will assess as we move forward with our analysis of need.

Maintenance Shop Building

Electric for above

Rest Rooms

Refurb of Inn bathrooms

Trees and Greenbelts - \$500,000 spread over a 30-year period (>\$16,000.00 per annum)

Banbury dock should be listed as replaced in (2006)

c. Lake Leprechaun testing – B. Smith

Due to the excused absence of the Lake/Dam Committee Chairperson, President Smith spoke on the need for an immediate response to the problems we are having with Lake Leprechaun. Lake Leprechaun is suffering from siltation and sedimentation. He continued with some of the issues with the Lake that have been verified by Harry Gibbons, Limnologist. A major issue is that what affects Lake Leprechaun contributes to and ends up affecting Lake Limerick. To see how bad things are, we need to do some "core samples." And then, these need to be tested (ex. How deep is the sediment; what's in the sediment?) After some discussion from B. Smith, J. Ingemi, R. Milliman, S. Saylor, S. Nokes, and T. Ingwaldson.

A motion was made by P. Paradise and seconded by T. Ingwaldson to approve the funding, not to exceed \$15,000.00 for the purpose of Lake Leprechaun core sampling and laboratory testing. Motion passed unanimously.

12. Other Business

13. Correspondence

B. Smith reported that he has received a letter concerning a dock issue (resolved) and another on the issue of lake levels, which we have already discussed during this meeting.

14. Announcements and Upcoming Events

a. Community Garage Sale—July 24, 2021 – 9 AM—2 PM

b. As mentioned above, Committee (and other) meetings can now be held in person.

c. V. Duggan wanted to thank the Board (and N. Milliman and M. Hendricks) for the support over in the Pro Shop and Café. The new umbrellas for the tables and the outdoor lighting have made a big difference in the ambiance.

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

A motion was made by T. Ingwaldson and seconded by J. Ingemi to adjourn to closed session. Motion passed unanimously.

16. Motion to Reconvene to Open Session.

A motion was made by C. Wong and seconded by S. Stoney to reconvene to Open Session. Motion passed unanimously.

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

A motion was made by T. Ingwaldson and seconded by S. Saylor to appoint John Ingemi to Chair the Compliance Committee. Motion passed, 8 – 1 - 0

18. Motion to Adjourn

A motion was made by S. Saylor and seconded by T. Ingwaldson to adjourn. Motion passed unanimously.

Respectfully submitted,

John C. Ingemi – Vice President
Lake Limerick Board of Directors