

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS
LLCC Great Hall
Meeting Minutes

August 21, 2021 @ 9:00AM

1. **Roll Call:** President, Brian Smith; Vice President, John Ingemi; Secretary, Dean Dyson; Treasurer, Connie Wong-excused; 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 July 2021 minutes as presented. Motion passed unanimously.

3. **Financial Report – R. Milliman**

On Profit & Loss, we have \$326,000 income from property sales. If we take this out of how we are doing financially we are still at 90% of our budgeted income for the whole year, so we are in good shape. The reason for pointing this out is we are not sure at this point how the property sale funds will be distributed, and which accounts it will be placed. There is nothing alarming on the expense side of the ledger. Cash on hand is high so some will be transferred to savings. Short discussion on whether to keep the property sales fund in savings or to put in the reserve account and which would be best for flexibility of use and which would save money on taxes.

A motion was made by S. Nokes and seconded by S. Stoney to accept the July 2021 financial report as presented. Motion passed unanimously.

4. **Additions to the Agenda from Board**

Add End of the Summer Bash discussion to New Business as item K. Add discussion about Park Hosts to New Business as item L.

5. **Additions to the Agenda from the member guests**

No additions from the members/guests

6. **President's Report: B. Smith**

President Smith reports that he wants the focus of this meeting to be on the budget and that to do so to try to keep other business as brief as possible.

7. **CAM Report - R. Milliman**

Our PPP loan has been approved thanks to Ron Harper and Shauna Sharps. It brought us in \$192,000 which was forgiven by the SBA.

Roger has been working with Mason County to help solve speeders on Shetland. The County has installed 3 stop signs on Shetland to see if this will slow traffic.

The Chamber of Commerce sponsored a golf tournament at Alderbrook and Lake Limerick was represented by a team consisting of captain Renie Dyson, Kerry Torkelson, Javier Martinez, and Jason Howerton. They scored a 54 which put them in 5th place. We sponsored a hole at the tournament and a group from here, headed by Nancy Milliman, was at that hole to advertise Lake Limerick golf.

Facilities is currently doing regular inspections of our dams and retention pond. With Christy, they are working on the protocols that need reviewing every five years in case there was a dam breach. They are working on installing Level Loggers to record the level of the lake and reinstating our lake water quality program. We have the equipment; we just need to put it back in our procedures.

Washington State has just enacted a Cares Act, for long term care for employees. The cost to employees would be \$0.58 per \$100.00 earned. The employees could opt out of this program. It is still up in the air on how this is going to work.

We had a successful outdoor music program July 31, sponsored by the Inn Committee.

8. Water Report: D. Bird

D. Bird reported that water quality good and pumped 9.9 million gallons in July which was 40% more than June. Leaks are down to less than 3.5 %. Income is about \$20,000 over budget and expenses are at budget.

The moratorium on delaying payments for water bills, because of covid, is expected to be ending soon at the end of September. Rhonda has sent out notices to 31 members reminding them of this and has received about \$2000.00 in back payment already.

Two new Fire Tender stations have been installed at wells 1 & 4. The Fire Department has tested them and they can fill their trucks in about 12 minutes saving over 15 minutes if they had to go off site to fill the tenders.

Doug made a presentation on August 19th to the BOD, Water members and others on fire suppression requirements for water systems and where our system is failing to meet these requirements and that the requirements are even stricter than thought due to having commercial properties, the Inn, Pro Shop, Café and DJ's on Lake Limerick property.

The 2 parts of the RH2 report are complete, the hydraulic and the electric. Several recommendations were made. One was a high-level storage tank and the replacement of our undersized and aging water pipes. There was some suggestion of possible water system organization and possible ways to finance any need improvements.

It was pointed out that we should have an evaluation of the wells to see if the pumps and pipes are in good shape and adequate for our needs. Also, how much water can be pumped out of the aquifer, how fast we could do it and is there enough water for our needs. It is estimated that the evaluation of wells and water capacity will cost about \$100,000 but is needed to check the health capability of our system.

The Water Committee will continue to refine their budget and will be presenting the completed budget at the September BOD meeting.

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

All items in the consent agenda that are on each committee's wish list to be considered for the 2021-2022 fiscal year's budget, are removed from the consent agenda, and moved to budget discussions.

It was also clarified that the Lake-Dam Committee's request for new park signs, is a request from this year's budget and the BOD has the right to alter the verbiage on these signs before they are ordered.

A motion was made by J. Ingemi and seconded by T. Ingwaldson to accept the Consent Agenda as amended. Motion passed unanimously.

10. Old Business

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

Nothing has changed

- b. **Status of Real Estate Sales—R. Milliman**

15 of the 16 properties that were put up for sale have closed netting Lake Limerick over \$300,000. There is currently a pending offer on the 16th property.

Motion made by J. Ingemi and seconded by T Ingwaldson and passed unanimously to divide the profits of the property sale so that the Water Department gets 20% and the HOA gets 80%.

- c. **Status of lake level—R. Milliman**

Currently the lake level is steady at 1'18 feet and working "normally".

- d. **End of the Summer Bash. —B. Smith**

A 25-minute discussion over whether to cancel or not the End of the Summer Bash set for next weekend ensued.

Motion was made by J. Ingemi and seconded by D. Dyson That we go ahead as planned with the End of Summer Bash with the understanding that if the weather does not permit it to be held outside, the event will be canceled. The motion passes with 5 aye. 2 no and 1 abstention.

- e. **Status of the 2021-2022 Budget—R. Milliman**

Roger began with the list of assumptions that the staff built next year's budget on. After explaining what using the assumptions gives us for income and expenses next year, Roger showed that to reach a zero balanced budget we would need to find a way to increase our income or decrease our expenses by \$140,000. The main drivers of this deficit in the budget are inflation and Lake-Dams request \$80,000 for a lake-park manager.

It was decided that the BOD and interested parties would have a Zoom meeting on the budget on Friday, September 3, 2021, at 9:30 AM.

- f. **How to deal with past due water and HOA dues payments—R. Milliman**

Roger has contacted our attorney to check on what our legal standing is collecting on past due accounts and usury laws in Washington. Still waiting for a response back. The office is putting together a collection plan that is not only based on covid but our By-Laws and CC&Rs. Roger suggested this would be presented at the November BOD meeting.

g. Report on New Member Orientation meeting—S. Stoney

Had our New Member Orientation on August 2. Seven couples attended. Those that came were “thrilled” that they came. J. Ingemi stated that this committee wants to work on making this a standing committee on the BOD.

11. New Business

a. Governor’s Proclamation on covid – R. Milliman

The new covid proclamations from the Governor require masks to be worn indoors.

b. Reserve Study Report—J. Ingemi

John is wondering when we will be putting money into an actual Reserve Account. Brian feels we still need to fine tune the Reserve Study before we put money into it that can only be used for things on the asset list and maybe not where we most need it. For example, is it necessary to do this every five years? Also, we need to determine how to distribute monies currently in property sales, savings, and reserves.

Motion made by J. Ingemi and seconded by D. Dyson to remove the \$500,000 from the Reserve Study Asset list the item referring to tree removal. The motion passed unanimously.

c. Personnel Status—R. Milliman

Lake Limerick has 31 employees, 16 are full time and 15 are part time. Last Saturday we received a resignation letter from a bookkeeper. The plan at this time is to have the remaining staff to share this person’s ‘duties without hiring a new bookkeeper.

d. BOD retreat—S. Stoney, S. Nokes

They are planning the retreat for October now because they want to wait until after the budget has been settled. They noticed that Lake Limerick employee handbook does not deal with sexual harassment, intimidation or bullying and this one of the topic they felt should be discussed. No date has been set yet. The plan now is for it to be a 9 to 4 meeting with some food to be provided.

e. Mason County portions of roadside maintenance—T. Ingwaldson

Jason Howerton has been cutting the grass along the north side of Mason Lake Road and will be doing the south side soon.

f. Mirante Property—Sharon Tsutsumi.

It looks like the Mirantes have a permit from the county to place a concrete foundation under the house but have not yet received a permit to put the house on the foundation. The BOD is okay with this.

g. Attorney’s Fees—R. Milliman

Lake Limerick has not always applied attorney’s fee to members accounts as provided for in the By-Laws. For instance, with the property sales if the fees for acquiring these properties are applied these accounts, then Lake Limerick would not need to pay capital gains taxes on this portion of income from these sales.

Motion made by T. Ingwaldson and seconded by J. Ingemi and passed unanimously

Moved that any attorney's fees and any other expenses incurred by Lake Limerick in any legal actions against a member be added to that member's account.

h. Report on a neighborhood meeting about problem house—J. Ingemi

Several members of the BOD and the Compliance Committee met with about eight individuals at a residence of Dunvegan. Main topic was Ms. Cook, the Mason County Sheriff's Office, a streetlight needed in the middle of the block, and the general feeling of fear and harassment. The meeting lasted about an 1 ¾ hours. Discussed was derelict vehicles, people coming and going at all hours, dog roaming the neighborhood sometimes being aggressive to people and other dogs, the son and others going into other people's yards stealing mail, and often being excessively noisy. The residence are often afraid to walk their own street. They are fearful, frustrated, and desperate. Since the meeting, letters have been sent to Ms. Cook with fines for the derelict vehicles and her roaming dog.

Motion was made by P. Paradise and seconded S. Nokes and passed unanimously

Move that R. Milliman and B. Smith craft a letter to 04-080 stating that she is no longer a member in good standing.

i. Resolution 2021-02, revising LLCC's fine schedule—J. Ingemi

John presented a resolution to the BOD for its consideration a revised fine schedule to be voted on at the next BOD meeting. This fine schedule will replace all past fine schedule.

j. Report on Green Belt Committee—J. Ingemi

John was suggesting that this committee be considered for standing committee status. No action was taken.

k. Water Committee budget and request to hire a company to evaluate the wells and how much water they can produce—E. Johannesen

Esther gave an overview of the Water Department budget, and capital needs. She then spoke on the need to have a study of all of the wells. We need to know the condition of the pipes, filters, and pumps as well as how much water each well can produce. We need to know the condition of our aging system so that we will be able to best come up with a plan to repair and to reform it in the future.

Motion was made by T. Ingwaldson and seconded by J. Ingemi and passed unanimously.

Moved that a company be hired, not to exceed \$100,000, to evaluate the Water Systems wells and the water that can be produced from each well.

12. Other Business

Motion was made by D. Dyson and second by T. Ingwaldson and passed unanimously.

Moved to allow Mark at the Pro Shop to sell 2 older golf carts with the proceeds to go towards the purchase of a newer cart.

13. Correspondence

The office received a letter of thanks to the Lake Limerick staff from Kelly Franklin.

14. Announcements and Upcoming Events

- a. End of the Summer Bash, September 4, 2021

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

None

16. Motion to Reconvene to Open Session.

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

18. Motion to Adjourn

A motion was made by P. Paradise and seconded by T. Ingwaldson to adjourn. Motion passed unanimously.

Next meeting, Sept 18, 2021, at 9:00 AM

Respectfully submitted,

Dean Dyson, Secretary
Lake Limerick Board of Directors