

Lake Limerick C.C.



LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS
WWW.ZOOM.US
Meeting Minutes

January 15, 2022 @ 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, Mitch Robinson; Don Bird (Ex Officio), Roger Milliman, (CAM)

2. **Approval of Minutes:**

A motion was made by S. Nokes and seconded by T. Ingwaldson to accept the December 2021 minutes as presented. Motion passed unanimously.

3. **Financial Report –**

Due to the weather, COVID and how early the BOD meeting is this month the financial report is delayed and when it is completed it will be reviewed by the BOD, then when approved it will be posted on the LLCC web site.

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

None

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

A member was wondering if his request to build a fence had been approved. Sharon Hamilton from the Architecture Committee advised the member that he needed to file a plot plan first. No further action was needed at this time on this request from the BOD.

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

Brian will speak more later in the meeting. He wished everyone a Happy New Year and that he is enjoying watching the otters on the lake.

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

Good morning. The Holidays are in the rearview mirror as we drive into 2022 with a commitment to continually improve Lake Limerick.

The Inn dining room and lounge reopened last Thursday after a deep cleaning of the Inn kitchen. Our thanks to the Magpies for decorating the Inn and teardown and thanks to our staff and janitorial service for the final cleanup.

The restaurant ADA bathroom is open for use during remodel. We are waiting for ordered flooring with a planned completion date of February 9th

As reported last month our Water System Manager resigned and the position has been posted on Indeed and Evergreen Rural Water with no applicants to date meeting our minimum requirements. WA Dept of Health

licensed company Northwest Water Systems is providing system operations including Mike Boyd our Water assistant.

Employee medical health insurance is up for renewal in February. Eligibility requires working a minimum of 36 hours per week. We are taking an employee census for opting in or not selecting coverage. With that our insurance agency will submit for competitive carrier bids for determination.

- Eligible employees may add family members at their own expense;
- Managerial staff have 100% of their premiums paid by LLCC;
- All other staff have 75% of their medical insurance covered by LLCC and are responsible for 25% of the premium.

The conversion of LL emailing from Bluehost to Microsoft Exchange has started and is continuing.

Last week we met with our attorney reviewing a draft Collection Plan that will be updated. The plan is to present at the February Board meeting for a first reading.

Lastly, I've reconnected with Skyway Towers for potential LL consideration to lease greenbelt land on Mason Lake Road for a cell site tower. Skyway has a commitment from T-Mobile and is in communication with Verizon and AT&T. I'm currently reviewing the lease agreement and will be providing information to the Executive Committee and contacting our attorney for a legal review

There were a couple of questions to Roger and partially answered by D. Bird too, as to whether LL would be considering hiring a company like NWS to operate the Water System or other options instead of hiring a new Water Manager. D. Bird said that a sub-committee was being formed to consider all possible options. It was thought that even with another management style we would probably still need two lower certified employees to be on site to help operate the system.

8. Water Report: D. Bird

On January 7th we had a power outage. Then at the two wells #3 & #6 which have generators, we had equipment failures, that did not allow the booster pumps to start. This led to little or no water pressure in the system for about an hour. The water was tested afterward. One of the samples did test positive for Coliform Bacteria, no e-coli. It was retested and no problem was found. The water is safe. The Water System has a good system of backflow devices that help protect the water quality in these situations.

The water consumption was about 4,000,000 gal. with about 1.1% leaks Due to the recommendation of our engineers from RH2, we received new flow meters that will be installed in February. The meters will track the amount of water from the wells to the distribution system much more accurately than we can do now.

There is a planned evaluation of each well to determine how much water could be pumped from each well if needed and to check to see if any repairs are needed in the wells. LL has some questions about the contract for this work and is delaying the work until the questions are answered and the contract is signed.

Similar to the HOA, Water has not received financial reports from the office and will need to wait to present them and will also put them on the web site when completed. The only financial report Water has was on Accounts Receivable: there was about \$23,000 past due accounts from 198 members.

UMS software upgrade, the water billing system. The staff training for that will happen in February.

S. Saylor made a comment that the water committee needs to study how and when to make notifications to the residences if there are problems in the Water System. He also noted that he has found some differences between the RH2 and NWS reports. Don said that the Water Committee was already planning to get together with RH2 and NWS to go over discrepancies but asked Steve to send him a list of what he found to see if there are more discrepancies that have not already been discovered. Don mentioned that he would like to have the Fire Marshal and County weigh in on fire requirements before meeting with RH2 and NWS.

Question: How often are the generators tested and when tested are they tested to see if they would turn on when a power failure occurred? Don said yes, they are tested regularly, every week for #6 and at the least #3 monthly, and while tested they have not failed to start properly.

Pat Paradise stated that he had found an evaluation report that was done in 1985. Don was not aware of the report asked Pat to get it to him.

Mitch Robinson suggested that NWS write a report on what happened with the Water system during the power shortage and their plans as how to avoid these problems in the future. It was pointed out that NWS submitted a request for the needed equipment to make repairs at wells #3 & #6 and it has arrived and is ready to install.

There was further discussion on how to structure a notification system for the community. No conclusions were made.

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

- a. Architecture, Compliance, Greens, Inn, Lake/Dam, Water, Welcoming
- b. The following requests will be removed from the Consent Agenda for further discussion:

Practice area for the golf course, Park Signage, Lake Monitoring, Special Project Manager for lakes, dams and parks, Fishing Derby, Video Conference Facility, Server for use and storage of data for Committees, and "Sandblasting" the Great Hall fireplace.

J. Ingemi wanted to remove 2 dock fines from the Compliance Register for lots 01-061 and 03-082 for discussion about rescinding the fines.

A motion was made by J. Ingem and seconded by T. Ingwaldson to accept the Consent Agenda with the exception of those items removed and placed in New Business. Motion passed unanimously.

10. Old Business

- a. S. Saylor along with office staff has prepared a list of reports that have been submitted to LLCC by Lake Advocates (Harry Gibbons) over the last 25 years. Steve suggests that all interested parties read them in preparation for discussions on how LL will proceed in handling the problems that Lake Limerick and Lake Leprechaun are experiencing now and will experience in the future. They should be online on the LLCC website.
- b. Report on Jan. 10th Town Hall meeting with the Sheriff Office (Sargent Reed) on public safety by John Ingemi. There were about 20 people in the Great Hall and at least 30 online, Zooming. It went well and we look forward to holding similar meetings about every 3 or 4 months. This meeting was video recorded via Zoom and will soon be available to members to view if they were not able to attend.
- c. Mitch Robinson reported on how the creating of further Town Halls is going and how the recent survey on this topic went. The results of the survey were shown and will be shared with the community. A lengthy discussion followed on what topic should be presented at a February Town Hall. It was decided that it would be on the governance of HOAs and of course LLCC in particular. That is, what the State of Washington RCWs state and LL Bylaws and founding documents, along with how these have change over the years and how LL stands now.

There was aside discussion on how best to hold meetings, i.e. in person or via a media like Zoom. The decision was to do a hybrid system with both when possible so more people can attend.

11. New Business

- a. Roger Milliman reported that those staff members that use bank cards on behalf of the HOA are using Debit Cards. Roger wants to move to Credit Cards which are safer. To do this, Heritage Bank requires a motion from the BOD.

Motion: The Board of Directors of the Lake Limerick Community Club moves to issue Credit Cards to management employees eliminating Debit Cards for LLCC business purchases. The motion passed unanimously.

- b. Brian Smith reported on the January 10th study session with RH2 and NWS and that was also supposed to include the Fire Marshal and a member of the County Planning Department. The later 2 had to postpone to deal with problems that had occurred due to the weather. Brian stated that the County Planning Department had asked for the meeting to discuss LL's fire suppression issues. LL wanted the meeting too, so that LL could better understand it's requirements to provide fire suppression for the community. Since members from RH2 and NWS were already on the way to the meeting when it was postponed, the Executive Committee, members of the Water Committee and the Cam met with them to talk about the Water System. The minutes of this study session should be posted online if anyone would like more details. LL still wants to meet with the County and Fire Marshal to find out what LL's responsibility for fire suppression might be.
- c. Greens Committee motion from the Consent Agenda to create a practice area near the #3 tee box at a cost of about \$16,800.

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

- d. Lake-Dam Committee motion from the Consent Agenda on Park signage. The only comment was to add to boat launch signs "if fishing only, please use the Fish & Wildlife boat launch"

Motion was made by J. Ingemi and seconded by T. Ingwaldson to accept this motion as presented in the Consent Agenda with the one addition on the boat launch signs. Motion passed unanimously.

- e. Lake-Dam Committee motion from the Consent Agenda for water quality testing in the lakes,

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

- f. Lake-Dam Committee motion from the Consent Agenda to hire a Special Project Manager. There was a lot of discussion on this topic with the BOD wanting more information on what would be better in the long run of either hiring someone for this work or contracting with a consulting business. There was even a thought that the current organizational structure of LLCC should be reviewed. There was no motion made on this request. A meeting between the L-D Committee, the BOD and the community was suggested to collect more information so a decision can be made.

- g. Fishing Derby motion from the Consent Agenda.

Motion made by J. Ingemi and seconded by T. Ingwaldson to go ahead with the fishing derby in April as presented in the Consent Agenda. Motion passed unanimously.

- h. Request by L-D Committee to consider a Video Conference Facility to hold remote video meetings. This generated some discussion. A thought that something like this could possibility become a money maker by renting say the Great Hall to groups that want a remote video capability. Another thought was there are inexpensive ways to provide video meeting capabilities without having a separate facility. Many people expressed some interest in studying this idea since there was also a thought earlier for mostly having hybrid meetings. Will hold this idea so that all committees can weigh in on this and more study is needed. No action was taken.
- i. Request to study the idea of a server for use and storage of data by committees. It was mentioned that this idea would need more security and that this like the Video Conference Facility will need more study before accepting or rejecting. No action was taken.

- j. Inn Committee motion from the Consent Agenda to “sandblast” the fireplace in the Great Hall.

Motion was made by J. Ingemi and seconded by T. Ingwaltson to accept this motion as presented in the Consent Agenda. The motion passed unanimously.

- k. Motion was made by J. Ingemi and seconded by S. Nokes to remove the two remaining dock violations and fines from the members’ accounts and the Compliance Register (01-061 and 03-082). The 2 docks were brought into compliance after the given deadline, but supply chain problems made it impossible to get the needed materials in time. Motion passed unanimously

12. Other Business

- a. Hearing Committee, S. Nokes (chair) Said at this point she has 2 members who have volunteered to serve on the committee. The committee will be moving forward with hearings soon.
- b. Nomination Committee: Sheila Nokes and Mandy Paradise volunteered to serve on this committee. Stacie Stoney who served on this committee last year said she would provide information as to the procedures needed to complete this task.

13. Correspondence

None

14. Announcements and Upcoming Events

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 S. Nokes and seconded by T. Ingwaldson to adjourn. Motion passed unanimously.

Next meeting, February 19, 2022 at 9:00 AM

Respectfully submitted,

Dean Dyson, Secretary
Lake Limerick Board of Directors