

Lake Limerick C.C.



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

March 19, 2022 @ 9:00AM

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

2. **Resignation of President Brian Smith:** Vice President John Ingemi said a few words in recognition of Brian Smith's more than a decade of volunteering to serve on various Lake Limerick committees and the Board of Directors. His resignation as President and from the Board will leave a hole in the knowledge and the historical experiences of the board that will not be easily replaced.

3. **Approval of Minutes**

A motion was made by S. Nokes and seconded by C. Wong to accept the February minutes as presented. Motion passed unanimously.

4. **Financial Report – C. Wong**

February was a very good month for LL financially especially golf which took in over \$61,000. We are above budget everywhere and below budget in expenses making a great month with \$120,000 income more than expenses and YTD \$288,000 to the good. Accounts receivable with \$41,000 this month which Connie will double check on because it seems high. Accounts payable are normal. Cash is good.

A motion was made by T. Ingwaldson and seconded by S. Nokes to approve the financial report as presented. Motion passed unanimously.

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

Emergency Management report added to Old Business

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

None

7. **Vice President's Report: J. Ingemi**

The compliance register is not being presented publicly because it is felt that it has too much confidential information in it and that it can lead to liens and other legal issues. We will be checking with our attorney on how best to proceed with this in the future. The BOD does get a copy. Members if for some reason want to see the register they can come to the office and request to seeing it.

Board meetings have been taking too long. We will be working on how to streamline them.

8. **CAM Report - R. Milliman**

a. The state lifted the mask mandate on March 12 Pending any further state requirements, wearing masks indoors is optional by members, employees and the public.

- b. The practice green area is continuing to be worked on.
- c. Food and beverage along with Inn Committee support had a very successful St. Patrick's Day event.
- d. Facilities finished pouring the concrete pads for Anglia Park dock. Walkers can now use the trail on the dam.
- e. The completion of the restaurant's ADA bathroom is still waiting for back ordered flooring.
- f. The Great Hall painting project is almost completed, and the flooring will start at the end of this month or early in April.
- g. The Video Security system in the Inn building and the Pro-Shop have been completed recording indoor and outdoor activities.
- h. Lake Limerick's POS provider Golf Now is phasing out support of our system by Years End. The staff is making a list of needs for a new POS system, and this will be used to work with possible vendors to pick a new system. This will be a budgeted item on the 2022-2023 budget.

There was a question as to whether the path to the dam would be getting some gravel because the trucks that were used to repair the Anglia dock cement pads made the path very muddy? At this point, the plan is to put in dirt and plant grass.

9. Water Report: D. Bird

Don introduced our new Water System Manager, Chris McMullen. Water financials for February: income is about \$12,500 below budget. Expenses are about \$40,000 over budget due to a large unbudgeted salary expense, a L&I requirement for past overtime. Even with this the net income is still about \$27,000 over expenses for the year because some budgeted projects were waiting for the new Water Manager to start them. Cash is good. Reserves are about \$900,000. Accounts Receivable are about \$19,500 with 150 members being over 90 days in arrears which is an improvement over last month. Water quality continues to be good. Water loss was down to 5%. Generators at well #3 & #6 had some minor repairs. Water flow meters are currently being installed at Wells #1, #3 & #4, which will measure the amount of water that flows from those wells into the distribution system. The billing software continues to show 98 properties that have possible leaks. There was some discussion of why there was so much overtime paid. Roger informed that this was discussed in closed session in February due to being a legal personnel situation.

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

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

b. Moved off the Consent Agenda:

Green belt Committee motion moved to New Business e.

Water Committee motion for full-time bookkeeper moved to New Business f.

Water Committee motion for a fuel accountability system moved to New Business g.

L-D motion #1, Dam Safety Office DSO letter was not attached moved to New Business h.

A motion was made by M. Robinson and seconded by S. Saylor to accept the Consent Agenda as amended. Motion passed unanimously.

11. Old Business

- a. L-D Project Manager Committee report: This committee will be having its first meeting on Tues. the 22nd, Roger said he is willing to work with this committee also.
- b. Final Approval of the Collection Policy which had its first reading at the February 2022 BOD meeting.

Motion: It was moved by T. Ingwaldson and seconded by C. Wong and passed unanimously to approve the Collection Policy as presented.

- c. Emergency Management: T. Ingwaldson said that she was able to contact the Mason County Department of Emergency Management and that she would be having a meeting with them on the 21st at 11:30 to do some initial brainstorming to get ideas on the best way to set up plans for emergency preparedness for LL.

12. New Business

- a. The hope for BOD meetings going forward is that they would be held in person with the ability to be able to also attend remotely via Zoom..
- b. Short Term Rentals: Lake Cushman now has a new policy for Short Term Rentals (Airbnb type). It seems that LL is getting more of these types of rentals and that there is a potential for harm to the LL community. Therefore, LL should also be thinking about creating a policy for these types of rentals.

Motion: It was moved by M. Robinson and seconded by T. Ingwaldson and passed unanimously that after the new board is elected in April 2022 that a subcommittee be formed to look into making policies for short term rentals if policies are deemed to be needed.

- c. A request from the Water Committee to monitor the amount of fuel pumped from the maintenance yard tanks. Currently the Water Department Truck drives to Bay Shore to get its gas because it is cheaper than being charged 1/3 of the gas used in LL's maintenance yard tanks that was previously done by the HOA. Water would like the gas use monitored in some way so that those that use it would pay for it out of their budgets. Roger said to put in a card registering system to monitor who is using the gas would cost about \$20,000. Teddy suggested a simple cheap meter that shows how much gas is pumped, that could be logged at a starting point and when the tank is filled recorded again, so the total gallons can be estimated. C. Wong mentioned that maybe something as simple as keeping a written log that has the time, date, how much was pumped department and initials of the person pumping fuel. Roger informed that lean management teaches us that this is not sustainable process and prone for errors. A solution is being worked on.
- d. J. Ingemi announced the names of those running for the BOD and Water Committee. Monday the office will be sending out the list of candidates and their profiles.
- e. It was brought to the attention of the Green Belt committee that new members who will be living off of Penzance will be logging some rotting trees from their property in May and that they wanted to, at their expense, log trees from the LL green belt next to their property that they and the rep from the Architecture Committee and logging company say are in the same condition and that might cause damage to theirs and neighboring properties if they fell. The Green Belt Committee reviewed the known info at our March meeting and voted to bring in an arborist for \$298.00 to assess the trees before they were cut down.

Motion: It was moved by C. Wong and seconded by T. Ingwaldson and passed unanimously to hire an arborist for \$298 to evaluate these trees on the green belt by this property off Penzance.

- f. Request to hire a full-time bookkeeper from the Water Committee. The Water Committee felt that a full-time bookkeeper/accountant was needed to replace our recent employee that moved to part-time. They thought it takes a full-time person in this job to keep up with the financial needs of LL. The CAM is already working on this.
- g. There was a question about a letter sent to The State Department of Ecology Dam Safety Office from LLCC in regard to the maintenance of the valves for our dams. The letter stated that the valves no longer

serve any practical purpose and do not need to be kept in working order and as long as they do not pose a problem with the structure of the dams they can remain in place as is.

13. Other Business

None

14. Correspondence

The Shelton Mason Chamber of Commerce complimented LLCC for our golf course being selected as 2nd best course in Mason County by the People's Choice Awards in both county newspapers.

15. Announcements and Upcoming Events

There will be a Candidacy forum Wednesday March 23 at 7:00 PM at the Inn, in person, and on Zoom.

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

It was moved by T. Ingwaldson and seconded by M. Robinson and passed unanimously to go to Closed Session.

17. Motion to Reconvene to Open Session.

It was moved by S. Nokes and seconded by S. Saylor and passed unanimously to reconvene to Open Session

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

It was moved by S. Nokes and seconded by T. Ingwaldson and passed unanimously to Accept all motions made during Closed Session.

John Ingemi was elected BOD President and Tamra Ingwaldson was elected BOD Vice President. They will serve in these positions until after the April HOA elections, next month, when officers will again be voted on by the Board members.

19. Motion to Adjourn

A motion was made by S. Nokes and seconded by C. Wong to adjourn. Motion passed unanimously.

Next meeting, at 9:00 AM, on Saturday April 16, 2022.

Respectfully submitted,

Dean Dyson, Secretary
Lake Limerick Board of Directors