



# LAKE LIMERICK COUNTRY CLUB ANNUAL MEMBERSHIP ELECTION MEETING WWW.ZOOM.US

ID: 860 8895 1205, Pass Code: 166671 Meeting Minutes April 16, 2022, 2:00 PM

Board of Directors and Committee Chairs introduced themselves.

John Ingemi (President) welcomed everyone, explained that because of a recent outbreak of COVID among members and staff this meeting needed to be done completely by Zoom. John also thanked all the volunteers in the community. Volunteers are the backbone of the community.

Treasurer's Report: Connie Wong:

P&L: Financially the HOA is well positioned at this point of the year. Due to good fiscal management, we currently have YTD net income at \$185,000 better than budget. This positions us well due to inflation as we begin our busy season. All revenue producing areas are being supported very well Thank the community!

Balance Sheet: Accounts receivable are stable in spite of dues increases. The office has started the collection procedures this month and this appears to be going well. Accounts payables are current and being paid.

Cash Sheet: We have funds totaling \$1,275,000 comprised of Heritage bank at 239K, and Ed Jones savings at \$623,000 and reserves at \$412,500. We have not had to draw on those funds at this point. Money invested still being staggered with maturities so that if we do possibly need to take from Ed jones, we should have funds available at any given month. All investments are covered by FDIC protection. We are going to start preparing our next year's expense and capital budgets that Roger will talk about next.

CAM Report: Roger Milliman: The Budget Process begins in May leading to approval by the BOD in August. Jason Howerton. LL's Golf Course Maintenance Manager has submitted his resignation. He has accepted an offer from an 18-hole course in Olympia. Congratulations Jason. LL is still looking for a new Account Manager. The new telephone system is on order, and the new email is working. Thank you to those members who caught up with water, dues or made payment plans. The office staff has been working on the budget plan and model. Joe Long will again be giving golf lessons this Summer using the new practice area. The parks have been cleaned up and are ready for the Fishing Derby on the 23<sup>rd</sup>. The flooring for the ADA restroom in the restaurant has arrived and will be installed soon. Olde Lyme Park has been tagged and is being cleaned up. The Collection Policy is now in affect and being implemented. The new video system for the Inn and the Pro-shop is up and running. It doesn't have audio. Roger and Norm are the only persons that have access to the videos.

## **COMMITTEE REPORTS:**

#### WATER COMMITTEE by Esther Springer-Johannesen

- NEW WATER MANAGER CHRIS MCMULLEN
- WATER SYSTEM STATUS -
- WELLS 3 & 6 INCLUDING GENERATORS ARE REPAIRED AND PROVIDE RELIABLE WATER EVEN DURING POWER OUTAGE.
- NEW FLOW METERS INSTALLED TO GIVE MEASUREMENTS OF FLOW INTO OUR WATER SYSTEM
- PLAN TO UPGRADE SOURCE METERS AT WELL SITES TO INTEGRATE INTO METER READING SYSTEM AND IMPROVE ACCURACY
- FIXED SOME LEAKS AND WORKING TO LOCATE OTHERS
- LOCATING AND FIXING CUSTOMERS METERS THAT ARE NOT WORKING PROPERLY
- FINALIZING WATER SYSTEM PLAN WITH NEW WATER MANAGER
- NEW WATER BILLING SOFTWARE
- WILL PROVIDE ONLINE ACCESS TO MEMBERS BILLS AND AUTOMATED PAYMENTS. WILL SHOW HISTORICAL USAGE FOR ONE YEAR.
- WILL ALLOW NOTIFICATION VIA TEXT OR EMAIL ON EMERGENCIES.
- MORE REPORTING CAPABILITY
- POSSIBLE INTEGRATION FOR HOA BILLING
- PROJECTS
- SUBCOMMITTEE REVIEWING SHORT- AND LONG-RANGE PROJECTS TO CATEGORIZE AND PRIORITIZE
- TOWN HALL MEETING ABOUT WATER SYSTEM IN MAY 2022

#### Water Budget

• REVENUE BUDGET VERSUS ACTUAL THROUGH MARCH 2022

		Budget	Current
OPERATING REV	/ENUE	\$724,405	\$328,585
• RESERVES	\$131,330	(\$8 PER MONTH PER LOT)	\$64,699
• INTEREST INCOM	ME	\$ 2,400	\$ 99
• TOTAL REVENUE	≣	\$858,135	\$393,370

• EXPENSES

• OPERATING EXPENSES \$584,355 \$223,766

WELL #6 LOAN REPAYMENT \$18,100 \* YEARLY PAYMENT, LAST PAYMENT DUE 2024 \$18,123

LESS RESERVES \$131,330 \$64,699
 TOTAL EXPENSES \$733,785 \$306,588
 GROSS INCOME \$124,350 \$86,795

• NET INCOME \$ 0

# ARCHITECTURE COMMITTEE By Karen Summers

The Architecture Committee meets the 2<sup>nd</sup> Friday of the month at 3:30 PM in the Crow's Nest. The committee reviews each application as soon as it can after it is received. In 2021 the committee reviewed 121 applications. So far in 2022, 37 permits with 6 being for new residences. Lately, applications for fences are the most requested permits. Sample applications and plot plans can be found in the latest LL Newsletter. Email is LLCCARCH@HCTC.com

#### COMPLIANCE COMMITTEE By Barbara Carmichael

Continue to get complaints for excessive trash, noise health violations, drug houses, trailer issues. Currently per Division. We have Div. I-3 cases, Div. II-2 cases, Div. III-4 cases, Div. IV-12 cases, Div. V-10. There is a direct telephone # 360-360-0429. Meetings are on the 1st Mondays of the month at the Inn.

#### GREENS COMMITTEE By Vern Duggan

Purpose for the Greens Committee is centered on maintaining and improving the golf course and its operations. Last year golf brought \$335,000 into the community to help offset the expenses that it takes to run a course. The committee's mission is to increase revenues to make sure the course is maintained. Thanks to the walkers for following the rules so that everyone can be kept safe. Our course Superintendent, Jason Howerton, has resigned. A big thank you to him for his fabulous work.

#### GREENBELT AND TRAILS COMMITTEE By Tamra Ingwaldson

We had the 1<sup>st</sup> reading of the resolution establishing this committee at the BOD this morning. Meets the 2<sup>nd</sup> Thursday of the month at 6:00PM in the Crows Nest. The task we are working on currently is to beautify the entrance points into our community. We are working on all of the greenbelt/common areas as to keeping them cleaned up, what areas might be good for small walking trails, maybe getting neighboring property owners help keeping this area clean and safe, or maybe there might be room for a disc golf course.

#### INN COMMITTEE By Kyle Skinner

The revenue from the Café, Restaurant and Lounge are up 80% The volunteers have done a great job of making these areas fun gathering places for all. The restaurant and lounge look like they have been completely remodeled. The Great Hall has just been freshly painted and new flooring placed although there is a warranty problem with the carpet that is being worked on to resolve. We have been putting on a lot of fun events. The End of Summer Bash last year was one of the most successful events ever. Brian the cook at the Café and Jon the chef in the restaurant are making some great dishes. Don't miss out. We are short staffed right now so if you know someone, have them apply. We have trivia night, bingo night, there is a music night on May 28th with the band called Paper Moon. The Inn Committee meets the 2nd Saturday of the month at 10:00 AM in the Inn.

# LAKE-DAM-PARKS COMMITTEE By Teddy Lovgren

The L-D Committee meets the 1st Saturday of the month at 9:30 AM in the Lounge. The Committee focus since 2021 has been the reestablishment of the water quality program, reestablishment of lake level and temperature data capture. We finished upgrades to Olde Lyme Park. We finished formalized trails at Log Toy Park. Had debris removed from the dams and retention structures. Supported updates to the Dam Operations Manual. Facilitated hiring of Park Hosts. Assisted getting a new engine for the work barge. Got the log boom replaced Infront of the Inn Island. Reset and realigned the lake buoys. Supported the weed treatments of the lakes. Removed Yellow Iris seed pods from the lake. Held the Fish Derby last year and will be doing it again on April 23rd this year. Completed all of the dock and float updates on both lakes. Updated the dock and float guidelines. Established the Lake Patrol Guidelines. Will be installing new signage at all of the parks. Initiated several major projects. Which included making a job description for a Project Manager Position. This person will manage such projects as the Lake Leprechaun dredging, retention pond along Cranberry Creek, Bird Sanctuary dredging and weed removal, Cranberry and Kings Cove follow up dredging, Inn Island bridge repair or

replacement with a culvert, Inn Island erosion repair, providing a survey to members on their desires for the parks and a new team will focus on our lakes long term health.



# Lake Limerick Country Club 2022 Election Results

## Board of Directors (3 Open Positions):

Mitch Robinson – 262 – Elected Pat Paradise – 233 – Elected Mandy Paradise – 229 – Elected Dean Dyson – 200 Marlo Brown – 121 Mark Berni – 110 John Sem – 97 Russ Preuit – 88 Amy Sem – 55 Robert Kraig – 1

# Water Committee (2 Open Positions):

Bruce Bronson – 283 – Elected Wallace Montz – 263 – Elected Ester Springer-Johannesen – 208 John Sem – 140 Mike Berni – 3 Russ Preuit – 2 Pat Paradise – 2 Robert Kraig – 1

# Ballots Received by Division:

Total Ballots Received - 476