

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

BOARD OF DIRECTORS

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Meeting Minutes

April 16, 2022, 9:00 AM

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

2. **Approval of Minutes**

A motion was made by T. Ingwaldson and seconded by C. Wong to accept the March 2022 minutes as presented. Motion passed unanimously.

3. **Financial Report – C. Wong**

Financially LL is doing well. Golf was down from last year, but all other money-making sectors were well up. Connie mentioned that LL is striving to invest in products that have nothing to do with Russia or any country that is supporting them. Accounts Receivables have been getting higher over the past 90 days. The office has now begun use of the new collection policy, so we shall see how that is working in the near future. Accounts payable is normal. Cash is good.

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

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

None

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

None

6. **President's Report: J. Ingemi**

John pointed out that many of LL's plans, like the Easter brunch and Easter egg hunt, for this month have again been undermined by COVID. John mentioned that the Ice Machine in the Café has failed and is in the process of being replaced.

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

- a. The closures of facilities this week has been due to the number of staff and members who have come down with COVID. LL will continue to follow the CDC's COVID protocol.
- b. Jason Howerton. LL's Golf Course Superintendent has submitted his resignation. He accepted an offer from an 18-hole course in Olympia. Congratulations Jason.
- c. LL is still looking for a new Account Manager.

- d. A great thank you to those members who read the billing insert on the Collection Policy and have paid Water and efforts to establish payment plans. Also, thanks to all who are continuing to pay dues and water regularly.
- e. The office staff has been working on the budget plan and model.
- f. Joe Long will again be giving golf lessons this Summer using the new practice area.
- g. The parks have been cleaned up and are ready for the Fishing Derby on the 23rd.
- h. The flooring for the ADA restroom in the restaurant has arrived and will be installed soon.
- i. Olde Lyme Park has been tagged and is being cleaned up.
- j. The Collection Policy is now in affect and being implemented.

8. Water Report: D. Bird

Income is about \$10,000 below budget YTD. Expenses are about \$70,000 below budget YTD. This has Water about \$60,000 ahead of budget. Cash overall is about \$1,280,000 with reserves at about \$936,000. Accounts Receivables are up slightly to \$20,800 but the number of accounts behind are down slightly. With the new manager, Chris, now on the job delayed projects will be started which will be using income that has been accumulating. Chris has some ideas that could save money by reducing some of the testing of some back flow devices. Water quality remains good. Chris has also recommended changing the water testing lab we use to one from Tacoma that does pickup in Arcadia. This lab is also available 7 days a week in the case of emergencies. Water consumption is up some in March. We did have about an 8.3% loss of water. Water is looking to replace some old meters because accuracy on them is suspect. New flow meters have been installed at wells 1, 3, & 4, so daily monitoring of what is going into the system is possible. The meter reading system is still reporting that there are 96 members that are having leaks.

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

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

b. Moved off the Consent Agenda:

L-D Survey to be moved to New Business d.

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

10. Old Business

a. BOD Lake Study List Update: Just waiting for the 2021 Lake Advocates Report to be accepted then a Q&A can be set up with Lake Advocates to help establish a long-range plan for the lakes. A field trip is being planned with L-D and Ken Martig to the retention pond on Cranberry Creek to see what relevance it could have with Lake Limerick water quality now and in the future.

b. L-D Project Manager Job Description

Motion: It was moved by D. Dyson and seconded by T. Ingwaldson to accept the L-D Project Manager Job description as presented by the Subcommittee. Motion passed unanimously.

The members of that sub-committee are Tamra Ingwaldson, Dean Dyson, Connie Wong, Steve Saylor, Teddy Lovgren, Joel Gray, Jack Betterly, Dennis Muretta and Roger Milliman

11. New Business

- a. Emergency Response/ Preparedness: Tamra met on March 28th with members of the Mason County Department of Emergency Management to brainstorm as to how a community of our size, a small city in some ways, and how we can prepare ourselves to be resilient in some forms of disasters and emergencies. So that if needed we would be prepared to take care of ourselves for 3 to 7 days. It would be helpful to set up a CERT (Committee Emergency Response Team).
- b. T. Ingwaldson read the resolution that establishes the Greenbelt-Trails Committee. Pat Paradise suggested a name change for the committee to something like “Communities Owned Properties Committee”

Motion: It was moved by S. Saylor and seconded by S. Nokes to accept the resolution subject to a name change and changes of greenbelt references throughout the resolution. The motion passed unanimously

- c. LL 2022-2023 Expense and Capital Budget Plan: The significant difference this year is that the members will be ratifying the budget in September instead of in October like past years. In October’s annual meeting the budget vote results will be reviewed. In May the department managers will analyze historical incomes and expenses for their department and submit their results by June 3rd. The Greens and Inn Committees are to think about business planning goals and revenue targets. The office staff will develop and review several times the draft budgets and factor in inflation. The June 18th and July 16th BOD meetings will allow for both BOD and members input. Then if needed a town hall can be setup to provide more opportunities to make desires known. After BOD adoption in Aug., ballots will be sent out so the members can vote on the budget by September 17.

- d. L-D Survey:

Motion: It was moved by S. Nokes and seconded by S. Saylor to table the survey until next month so BOD members will have a chance to read the survey. The motion passed unanimously.

- e. It was reported that the Ice Machine in the Café was failing and being replaced.
- f. There was a question as to how often it is required for the Water Department to be audited? The answer is at least every 3 years.

12. Other Business

The new carpet in the Inn was not the same color throughout so a claim has been filed with the manufacture with the goal to get it replaced.

There was a request to have the Video Conference Center request and the Electronic Data Collection for Committees to be listed on each month’s BOD Agenda so that these ideas are not forgotten and can be reported on their progress each month. M. Robinsons reported that he is working on them.

13. Correspondence

None

14. Announcements and Upcoming Events

Fishing Derby will be held on Saturday, April 23, 2022

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

Motion: It was moved by T. Ingwaldson and seconded by S. Nokes to move to Closed Session. The Motion passed unanimously.

16. Motion to Reconvene to Open Session.

Motion: It was moved by S. Nokes and seconded by S. Stoney to reconvene to Open Session. The motion passed unanimously.

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

Motion: It was moved by S. Saylor and seconded by S. Nikes to Accept all motions made in Closed Session. The motion passed unanimously.

18. Motion to Adjourn

A motion was made by M. Robinson and seconded by C. Wong to adjourn. Motion passed unanimously.

Next Meeting: May 21, 2022, 9:00AM

Respectfully submitted,

Dean Dyson, Secretary
Lake Limerick Board of Directors