

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

BOARD OF DIRECTORS

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Meeting I.D.: **890 3694 1251** Passcode: **191711**

Meeting Minutes

May 21, 2022 9:00 am

1. **Roll Call:** President – J. Ingemi; Vice President -T. Ingwaldson, Secretary – S. Nokes, Treasurer - Connie Wong, Directors: S. Saylor, M. Robinson, P. Paradise, M. Paradise, D. Bird - (Ex Officio), Roger Milliman - (CAM)

2. **Approval of Minutes**

A motion was made by S Saylor and seconded by T. Ingwaldson to accept the April 16, 2022 minutes as presented. Motion passed unanimously.

3. **Financial Report – C. Wong**

The financial report was sent out late and there was not enough time to go over it before the meeting so a motion was made to table the financials to the June meeting. After much discussion and various amendments to the original motion a new motion was put on the floor.

Motion made by C. Wong and seconded by S. Saylor that, due to staffing issues at this time, we delay our financials by a month until our staffing issues can be resolved. Vote taken was 4-4. Motion did not pass.

The April and May financials will be reviewed at the June Meeting. There were no financials for the month of April to review at this time.

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

P. Paradise requested we move the vote to fill our vacant board position to the beginning of the agenda. After short discussion it was decided to move to closed session.

A motion to move to closed session was made by M. Robinson and seconded by T. Ingwaldson to vote on the vacant Board Position. Motion passed unanimously.

A motion was made by M. Paradise and seconded by M. Robinson to reconvene to Open Session. Motion passed unanimously.

A motion was made by M. Robinson and seconded by M. Paradise to approve all motions made in closed session. Motion Passed unanimously.

After a close vote, **Esther Springer-Johannesen was elected to fill the vacant board seat** . Congratulations to Esther and she was invited to sit with the other Board members. We all thanked Mike Berni for his continued interest and hope he will continue to support the Community, the Board and Committees.

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

None

6. President's Report: J. Ingemi

See John's attached statement

7. CAM Report - R. Milliman

- a. With the resignation of Jason Howerton, Golf Superintendent, we are pleased to announce to the community that Javier Martinez has accepted as interim Superintendent. He has the knowledge and experience to maintain our popular Golf Course.
- b. Golf's new practice area development has been delayed due to weather
- c. The Golf pump house was professionally assessed this week and passed. Bids were requested for VFD and PLC upgrades,
- d. 5 refurbished golf carts were delivered last Thursday per this year's approved capital plan.
- e. The Inn's first floor ADA Bathroom has been completed.
- f. The Inn committee project lead has informed us that Shaw Carpet has approved the replacement of the carpet in Great Hall. Tupper's Flooring will schedule the installation.
- g. We will be installing a new POS system for Food and Beverage and Golf, as our current system will be outdated and no longer supported.
- h. Sales are increasing in the Restaurant and Café.
- i. Due to staff shortages we are not booking public events in the Great Hall at this time.
- j. Themed dinners including a wine dinner will start June 1.
- k. All departments and committee will be putting together their budget and capital project requests for review in the next few months.
- l. We have run out of office space for employee needs. Work is in progress to see what can be done to add space via modular buildings or construction trailers and where these could be situated.

8. Water

As a result of the election last month, the Water Committee has elected Kelly Evans as Chairperson. He will now serve on the Board as our Water Committee ex-officio representative.

Income for April is \$15,603 YTD. Net income \$174,758. Expenses are around \$53,340. Condition of the water system is good with reliable water availability to all customers. All Well sites are up and running appropriately. SCADA is regularly monitored and operated throughout the 24-hour period. LLWS has performed regularly scheduled water coliform sampling for the month of April and two samples were unsatisfactory. Twelve repeat water samples were taken, and all were satisfactory.

Mandy had several questions for K. Evans, and he was able to answer to best of his ability and will follow up when he has all the information she has requested.

9. Consent Agenda Motions to the Board from the Committee Minutes.

- a. Moved off the Consent Agenda:

Inn Committee, Fireplace painting, moved to New Business F

Water Committee Fire hydrants hydraulics moved to New Business G

Bank Signers Moved to New Business H

A motion was made by T. Ingwaldson seconded by M. Robinson accept the Consent Agenda as amended. Motion passed unanimously.

10. Old Business

- a. Special Board Meeting held May 2, 2022

Discussion incurred regarding voting on personnel issues. Executive Committee members are the only board members who vote on personnel issues other board directors may attend the meeting but do not have a vote. By Laws and Resolutions will be reviewed at the Board retreat.

11. Greenbelt and Trails Resolution, Motion was made by T. Ingwaldson and 2nd to accept the new Resolution. Motion passed unanimously.

12. Lake Advocates Update. The Lake Study Report should be back this month so the committee will be able to report back soon. There will be a Field Trip scheduled with Lake Advocates and Ken Martig in the near future.

13. New Business

- a. Candidate Presentations – waived.
- b. Lake Limerick 2022-23 Expense and Capital Budget Plan. R. Milliman met with department managers and Committee Chairs to go over timeline and budget requests for the next fiscal year. Timeline is as follows:
 - 1. June 18 - input from departments, committees, and members.
 - 2. July 16 – input from the Board Members.
 - 3. August 20 Adoption of budget. **Ballots prepared and mailed to members in Good Standing**
 - 4. Voting completed and ballots counted on September 17 this year. Budget to take effect on October 1, 2022 as it is the start of the fiscal year.
 - 5. Budget impact and review on October 15 Semi Annual Meeting
- c. Legal issue regarding 20' easement on properties in Division 3. The Challenge is determining how to affordably access if the original trail as platted in May 1967 was actually ever filed as an easement with Mason County. John and Roger have a meeting scheduled with our attorneys.
- d. Board Retreat: Tam and Sheila are working on the agenda and will send it out. Retreat is planned for Saturday June 25 in Person at St David's Church in Shelton 9:30-1:30
- e. Meeting Procedures: These will all be addressed at the board retreat and maybe another venue.
- f. Hydraulic analyses for hydrant flow:
Motion made by T. Ingwaldson and 2nd by E. Springer-Johannesen to proceed with analysis. Vote was 7-2. Motion passed.
- g. Inn Committee Fireplace Painting: Money was approved in the budget for this year.
Motion was made by M. Robinson seconded by C. Wong motion passed 8-1.
- h. Bank Signers: HOA signers on checks include one office person and one Board member. Water Committee signers on checks are: one office person (Cam) and Water Chair or Treasurer.

Motion made by E. Springer-Johannesen and seconded by S. Nokes. Motion passed unanimously.

12. Other Business

S. Stoney was appointed by President Ingemi to chair the Welcoming Committee for the coming year.

K. Summers was also appointed by President Ingemi to serve as interim Chair of the Compliance Committee with B. Carmichael as Vice-Chair, for the coming year.

A motion by C. Wong and seconded by T. Ingwaldson to approve appointments. Motion passed unanimously

Question by T. Lovgren regarding L/D motions from previous months regarding the status of the Video Conference Room and the Dedicated network drive for posting information. Mitch will work with Teddy on this issue moving forward.

13. Correspondence

Discussion occurred as to what is correspondence. We will remove it from the agenda as an item.

14. Announcements and Upcoming Events

- a) Outdoor music event May 28th with two food trucks sponsored by Inn Committee

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

Motion made by S. Nokes and seconded by E. Springer-Johannesen to move to closed session to discuss legal and confidential issues. Motion passes unanimously

16. Motion to Reconvene to Open Session.

Motion made to move back to open session made by M. Robinson and seconded by M. Paradise. Motion passed unanimously

17. A motion was made by M. Robinson and seconded by M. Paradise to accept all Motions Made in Closed Session. Motion passed unanimously.

18. Motion to Adjourn

A motion was made by M. Robinson and seconded by S. Saylor to adjourn. Motion passed unanimously.

Next Meeting: June 18, 2022 9:00 am

Respectfully submitted,

Sheila Nokes - Secretary
LLCC Board of Directors