

Lake Limerick C.C.



est. 1966

**LAKE LIMERICK COUNTRY CLUB  
BOARD OF DIRECTORS  
LLCC Great Hall and Zoom  
November 19, 2022  
Meeting Minutes**

**Meeting ID: 871 5886 1370 Passcode: 249573**

- 1. Roll Call:** President – J. Ingemi, Vice President – T. Ingwaldson, Secretary – P. Paradise, Treasurer – E. Springer-Johannesen; Directors: S. Saylor, M. Robinson, M. Paradise, M. Berni, D. Dyson, K. Evans (Ex Officio), C. Smith, (acting CAM)

**President Ingemi called the meeting to order at 9am** – Kelly Evans excused and all other directors present

- 2. Approval of Minutes:**

- Motion to approve the Minutes from the Special Board Meeting of 10/29/22
- Motion to approve the Minutes from the Executive Committee Meeting of 11/9/22
- Motion to approve the Minutes from the Board Meeting of October 15, 2022

**A motion was made by Tamra Ingwaldson, seconded by Steve Saylor, and passed unanimously to approve the 3 meeting minutes referenced above.**

- 3. Financial Report – E. Springer-Johannesen**

A report and discussion of LLCC finances indicated continued difficulty retrieving data from our computer system. Vendor and LLCC members Kyle Skinner and Rich Hamilton are assisting in resolving access issues. LLCC receivables over 90 days is 235K, end of year budget status report is pending. Director Mandy Paradise inquired when monthly budget to actual by amenity would be available – Shawna is currently working on providing the reports. Director Steve Saylor inquired about lien status on past due accounts – LLCC will receive it's money eventually if/when property is sold. Office staff is working on cross training staff – this is a focus priority.

**a. Action:** Motion to approve the Treasurer's Report for September and October 2022  
**A motion was made by Pat Paradise, seconded by Dean Dyson, and passed unanimously to approve the September financial reports as presented. No October report was available due to technical difficulties and will be provided once data is available.**

- 4. Additions to the Agenda from Board – No additions were made to the agenda**

5. **Additions to the Agenda from the member guests – Kyle Skinner asked that future board meeting be held in person only. Item added to agenda under new business D.**
6. **President’s Report: J. Ingemi – President Ingemi provided a report to the Board and community members (see attached report);** Only two trailers were found in violation of the over wintering policy – those two members will receive letters. Dean Dyson was voted onto the LLCC board to fill a vacancy. Café and restaurant will close on Wednesdays for winter hours. Bar will remain open on Wednesday with limited menu items and staffing. A special executive committee meeting will be held in closed session to discuss “personnel issues” relating to the advertised project manager position.
7. **CAM Report: R. Milliman (on vacation) – C. Smith: CAM report summary included the following items;** collection letters have been sent out to members whose accounts are 90 days past due. Vendor procurement for new point of sale software package has been shortlisted to two potential vendors. The payment for the Navy golf course easement has been made to the Navy. A 50 year easement with a onetime payment of 12K. CAM will work on providing a basis for alerting future boards of the 50 year lease and preventing the lease from lapsing.
8. **Water Report: K. Evans – No report due to Water Committee Chair out of town on family business.** Water manager reported that the draft 10 year water system plan has been completed and being reviewed. Water manager also reported that RH2 is providing a draft fire hydrant drawing to the water committee. Director Pat Paradise asked for a copy of both the draft water system plan and the hydrant drawing to be provided to himself and other interested board members.
9. **Consent Agenda:** Motions to the Board from Committee minutes.
  - a. Architecture, Greens, Greenbelt & Trails, Inn, Lake/Dam, Water, Welcoming
  - b. **Action:** Motion to approve Consent Agenda and Committee motions, in particular the Architecture Committee Report.

One motion from the architectural committee was included in the consent agenda (see attached) **Architecture Committee motion to raise new home permit fee to \$250.00**

One additional item not included on the consent agenda as presented was for the purchase (and budgeted) of 5 additional golf carts – this item was added to the consent for consideration and vote.

**A motion to approve the consent agenda was made by Director Johannesen, seconded by Director Ingwaldson, and approved with one nay**

**Director Pat Paradise inquired about the greens committee meeting minutes indicating that a revision to LLCC golf course walker policy had been approved by the board under a previous consent agenda. Director Paradise will ask for policy review, comment, and vote on the December agenda.**

## **10. Old Business**

- a. Strategic & Long-range planning (notes in pack) – T. Ingwaldson/M. Paradise  
See attached October 10, 2022 document. Goal of financial viability. Director Saylor inquired about a potential facilitator and what one would cost. Director Pat Paradise asked for a copy of the 2017 Board retreat notes to review goals and possibly incorporate previous goals into our current strategies.
- b. Meeting procedures “Meetings 101” (compliance with Bylaws, WACs, and RCWs per announcements, scheduling, agendas, minutes, and member observation) – M. Paradise.  
President Ingemi has been diligent in posting all meeting notices and in complying with LLCC by-law requirements. This is an ongoing effort for both the Board of Directors and it’s committees.
- c. Employee Appreciation Dinner Event – J. Ingemi  
LLCC Board of Directors will hold an employee appreciation event in the summer. It is too late into the year to adequately plan for and schedule an event prior to end of the year. It is anticipated that employee attendance/participation will be better served by holding this event in the summer.
- d. Server for Committee usage (documents, minutes, reports)  
Teddy Lovgren commented that where the server resides is not important – it could be local network or cloud storage. It was also mentioned that Hood Canal Communications may not be able to provide this level of service.
- e. Conference Center/Room for meetings  
This is an ongoing inquiry for location and required equipment. It was determined that the crow’s nest is not a suitable location due to stairs and no ada bathroom access
- f. Board of Directors Lake Study Schedule – S. Saylor  
Director Saylor provided a list of questions for review and comment prior to submission to LLCC vendor Lake Advocates. Director Saylor has requested that questions for this vendor be forwarded to him on several occasions. This is an effort to try and move the reserve study forward with current information

**A motion was made by Director Saylor, seconded by Director Ingwaldson, and approved with no nays to forward the list of questions to our vendor Lake Advocates for review and comment.**

- g. Questions for Lake Advocates – S. Saylor  
Lake Dam Committee member Brian Smith asked how and where the Lake Dam Committee fits into the Reserve Study process. It was determined that the Reserve Study Sub Committee need to be re-formed to determine roles and responsibilities moving forward. It is typical for the Lake Dam Committee to meet with Lake Advocates – not the Board or other committees. Questions of chain of command, protocol, and documentation process were debated. There needs to be more conversation on ownership of effort and integration of reserve and lake dam committee members.
- h. Business Plan for NYE event. – M. Paradise  
It was estimated by the Inn Committee that the LLCC sponsored New Years Eve Party will generate \$800 of net income. Inn Committee will provide a recap of costs to the Board after the event. Most labor is volunteer, LLCC will provide a bar tender and labor costs will be covered by liquor sales.

## 11. New Business

- a. **Emergency lighting in Café/Pro Shop – A quote was provided by RAM Electric (see attached)**

Replacement of two exit lights and installation of one additional bullet light that have battery backup capabilities in the Café was discussed and approved.

**A motion was made by Director Ingwaldson, seconded by Director Dean Dyson, and approved with one nay to proceed with to furnish and install 3 new light fixtures not to exceed \$2,020 plus WSST**

- b. **Dangerous Trees in Greenbelt ( to cutdown)**

Danger trees (4) were identified and removed from the greenbelt with currently budgeted funds. Greenbelt Committee will make recommendation for a “danger tree removal” procedure.

- c. Budget Planning for 2023 – 2024 – M. Paradise

No report – postponed for further discussion

- d. Member request to hold Board of Director Meetings in person only and discontinue Zoom meetings.

There was a discussion with Board Members and Community Members on whether to continue hybrid meetings( combination of in person and zoom) or discontinue Zoom participation and go to in person meetings exclusively.

**A motion was made by Director Pat Paradise, seconded by Director Ingwaldson, and passed with no nays to continue with the current system of hybrid meetings.**

12. **Other Business** - President Ingemi is seeking an opinion on compliance register being discussed in open session vs closed session during Board Meetings

## 13. Correspondence – Report from J. Ingemi and M. Paradise

Audit Vendors are waiting on the closeout of the LLCC books for calendar year 2021/2022 , they will provide a scope of work and cost estimate at that time.

## 14. Announcements and Upcoming Events – see attached

## 15. Motion to Adjourn to Closed Session to discuss legal/personnel issues and Compliance Register/Hearing Committee Issues.

**A motion was made by Director Robinson, seconded by Director Pat Paradise, and passed with no nays to adjourn to closed session.**

**A motion was made by Director Dyson, seconded by Director Saylor, and passed with no nay votes to accept the compliance report as presented.**

## 16. Motion to Reconvene to Open Session.

**A motion was made by Director Robinson, seconded by Director Johannessen, and approved with no nays to reconvene into open session.**

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

**A motion was made by Director Dyson, seconded by Director Saylor, and passed with no nay votes to accept the compliance report as presented.**

**18. Motion to Adjourn**

**A motion to adjourn was made by Director Johannesen, seconded by Director Robinson, and passed with no nays to adjourn. Meeting adjourned at 12:00pm (noon)**

**Respectfully submitted,  
Pat Paradise - Secretary,  
Lake Limerick Board of Directors**

*Lake Limerick C.C.*



*est. 1966*

LAKE LIMERICK COUNTRY CLUB

790 East Saint Andrews Drive, Shelton, WA 98584

Phone (360) 360-0429

Fax (360) 426-8922

Email::[mail@lakelimerick.com](mailto:mail@lakelimerick.com) Web site: <http://www.lakelimerick.com>

## **President's Report 11/19/22**

### **Trailer Resolution 2018-01**

It's that time of year again. I had the pleasure of touring the Community with the Compliance Chairperson on the morning of November 16, 2022 and found only 2 trailers that were in violation. Letters have been sent to both owners. We have also observed a number of RVs on properties with residences. The rules are that the "owner" of each lot can have 1 RV on their property to store. It cannot be lived in. Quite a few residences have more than one and will be receiving letters, with fines attached.

### **Board Vacancy**

Dean Dyson has been appointed to the vacant position on the Board of Directors. Dean has been on the Board previously and we appreciate his dedication to the members of the Association. Dean is also currently the Chairperson of the Greenbelt and Trails Committee. and will a brief report on the Salmon fish-ladder presentation.

### **Café and Restaurant**

The Café will be closed on Wednesdays starting the 23<sup>rd</sup> of this month. We will reopen in the Spring when golf starts again. The Restaurant will also close on Wednesdays, but we will keep a skeleton crew in the kitchen to provide a minimal menu in order to keep the Lounge open. We will monitor this action and make adjustments as we go along.

### **Project Manager Position**

This current week, I will convene an Executive Committee meeting , along with the Lake Dam Chairperson, to review the applications and/or resumé's for the position of LLCC Project Manager. If the submitted applications do not meet the requirements of the position, we will

make a decision at that time to either change the job description/requirements or expand the search. This is not a position where we can “settle” on an applicant.

### **Bonnie & Budd**

We will be saying goodbye to Bonnie and Budd Morrow as they have decided to move south. They have both been very active members of our community and their contributions and participation will be greatly missed. We, their friends, wish them the best.

### **Deaths and Thanksgiving**

This has not been the best month for our members. We have lost 3 that I am aware of. Jeff Carp, maybe not the most well-known of these but Jeff lived on Olde Lyme in Division 4. He was a nice guy who you could always find walking his little dog all around the community and always had a pleasant “hello,.’ Jeff was also a member of the Greenbelt and Trails Committee. If you ask anyone in the community, you will hear that Sharon Corrigan was the nicest person you could meet. She was a member of the Magpies, the Inn Committee and probably more well known for her work in Greens and Golf, as well as her volunteering in all of our events. Sharon was a friend to many, including me and will be sorely missed. Dorothy Powter passed away this week. In all aspects of Lake Limerick, she was a force to be reckoned with. She was a longtime member of both the Lake/Dam and the Inn Committees. She was also a “walk-in” at many other committees and a personal friend of so many here as well as a close friend to both Tom and me. She is still the only person in Lake Limerick who has a drink named after her in the Blarney Room. Drop by and ask Dale for a “Dorothy Powter” and he will pour you one without any hesitation. At this time of the year when we are supposed to give thanks, let’s give thanks that we were lucky enough to have them be part of our lives and blessed that they allowed us to be part of theirs.

*Lake Limerick C.C.*



*est. 1966*

LAKE LIMERICK COUNTRY CLUB

790 East Saint Andrews Drive, Shelton, WA 98584

Phone (360) 360-0429 Fax (360) 426-8922

Email: <mailto:mail@lakelimerick.com> Web site: <http://www.lakelimerick.com>

**BOARD OF DIRECTOR'S MEETING  
November 19, 2022 @ 9:00AM  
CONSENT AGENDA**

**Architecture Committee –**

***Mike Berni motioned to raise our New Home Permit fee to \$250, Karen Summers seconded, Motion passed.***

**Compliance Committee – Register to be discussed in Closed Session. *No motions to the Board***

**Finance Committee – *No motions to the Board.***

**Greens Committee – *No motions to the Board.***

**Greenbelt and Trails Committee – *No motions to the Board.***

**Hearing Committee – to be discussed in Closed Session – *no motions to the Board***

**Inn Committee – *No motions to the Board***

**Lake/Dam Committee – *No motions to the Board***

**Water Committee – *No motions to the Board***

**Welcoming Committee – No motions to the Board**