

Lake Limerick C.C.



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**LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS
LLCC Great Hall and Zoom
January 21, 2023 @ 9:00AM
Meeting Minutes**

Meeting ID: 849 7824 5619 Passcode: 276973

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), R. Milliman, CAM
Roll call taken and all members present

2. Approval of Minutes:

A motion was made to approve the 12-17-2022 board of directors meeting by D Dyson, seconded by T Ingwaldson, and passed with no nays and one abstention (M Robinson)

3. Financial Report – E. Springer-Johannesen

a. Action: Motion to approve the Treasurer's Report December 2022

A motion to approve the Treasurers Report for December 2022 was made by P Paradise, Seconded by D Dyson, and approved with no nays

Treasures January 2023 Financial Report:

Budget to actual reports are overall in alignment. Budget to actual will be provided by amenity on a monthly basis. New kitchen range will be paid for out of reserve saving account. Discussion on what is an office supply expense vs a capital expense. A brief discussion on "reserve account" vocabulary and what is LLCC current status on a formal adoption of a reserve study ensued. LLCC is collecting reserve funds and placing them into a dedicated reserve savings account. A debate and decision by LLCC to adopt a formal reserve study account or to continue under our existing informal reserve saving account will be discussed later this year. Cash accounts for both water department and HOA combined is \$ 2,274,000. LLCC has done a good job of putting a portion of both water and HOA revenues into savings accounts – it was noted that the needs of the community could far outweigh the savings to date. LLCC balance sheet account was reviewed and the line item of past due receivables will be discussed in today's closed session due to legal issues. LLCC continues to roll over Cd's and is improving its rate of return.

4. Additions to the Agenda from Board

President Ingemi added two agenda items (fees and members not in good standing)

Presentation from Jeff Davis – Pioneer Schools

Jeff Davis is the new Pioneer School District Superintendent and made a PowerPoint presentation to the community regarding the upcoming Pioneer School District Maintenance and Operation Levy. The LLCC BOD thanked Superintendent Davis for his informative presentation. Information is available on the Pioneer School District web site.

5. Additions to the Agenda from the member guests

Community member Terry Brusco requested an opportunity to ask questions regarding compliance committee procedures and also non member uses of the LLCC common areas (see attached)

6. President’s Report: J. Ingemi (see attached report)

President Ingemi reported on a turbulent year at LLCC due to members passing, BOD and Water Committee resignations. LLCC BOD completed a long and transparent budget development and presentation process. LLCC BOD has been diligent in posting meeting notices. LLCC has negotiated and signed easement agreements with the US Navy for cart path access as well as dam access within the US Navy property. LLCC is still in negotiations with the US Navy and Mason County Public Works regarding the rail trestle improvement project and LLCC utilities within the footprint of the Navy’s project. LLCC has hired a new water manager, a new greens superintendent, and a new member services representative. LLCC has also re-hired our bookkeeper to a full time position. Elections are coming up and will seat two new water committee members and three new board members. A group of LLCC members is meeting to discuss LLCC finances and another group of LLCC members is meeting to discuss short term rentals within our community (see attached Presidents report)

7. CAM Report: R. Milliman (see attached report)

LLCC has been named by the Mason County Journal and Belfair Harold as the best golf course, best restaurant, best café server, and best café chef in Mason County. LLCC received a rebate check from Labor & Industries in the amount of \$2,171.00 due below industry claim rates by our employees. Letters have been sent to members who are past due on their water and/or HOA dues and a closed session will be held today to discuss the legal matters associated with collecting these past due monies. LLCC attorney has confirmed that water service from the LLCC water system can be turned off due to lack of payment and members “not in good standing” can be put on a 90 day probationary period after payment (and/or payment plan) has been made. Both items are confirmed to be within existing LLCC bylaws. Work continues to close out LLCC books for the 2021/2022 budget year – once the books have been finalized – 3 accounting firms will provide scope of work, schedule, and cost estimates for the community approved audit. CPA work is anticipated to begin in May 2023. LLCC new point of sale vendor will be Golf Now and contract review will begin. New LLCC phone system installation will begin. A process to combine the maintenance yard, pro shop, and cart storage shed properties into ONE parcel is underway. The current footprint consists of 4 former LLCC building lots as individual parcel numbers as well as individual required setbacks and utility easements. The proposed plan will combine these separate

parcels into the existing golf course parcel cleaning up setback and property line conflicts. Navy easement and/or Mason County Public Works agreement is pending for the US Navy trestle upgrade.

Ramp into the Inn will be repaired – there were some soft areas and LLCC maintenance replaced the decking material and resurfaced for traction.

Two PAR's were presented by the CAM for approval by the Board and are added to the motions page.

motion to refurbish golf course mowers under golf course maintenance

motion to accept employee medical insurance plan

Vern Duggan thanked the community for supporting the golf course and urged member to get involved on committees or run for water and/or board positions in the upcoming elections.

Fire Hydrant status update: CAM has reached out to our insurance carrier to determine personal injury and property damage coverage associated with our hydrant system. Carrier responded that insurance is not available and that LLCC has no insurance coverage for personal injury and/or property damage for failing to provide adequate water flow to the currently bagged hydrants. The insurance information and a copy of RH2 hydrant flow report was forwarded to our attorney for a legal review and opinion. The RH2 report dated 8-26-22 states based on their hydraulic modeling what fire flow “might” be available based on existing pipe sizes and infrastructure, this also report stated that the system can not provide the large flows required at the hydrants “this model does not represent what is legally or safely available to water customers”. The LLCC closed system and pump controls do not allow the system to provide the large flows without violating required velocity and pressure standards required by the State of Washington Health Department. CAM asked our attorney if LLCC could be litigated for not supplying adequate fire flow if hydrants are not activated.. Attorney opinion states that LLCC is not responsible for providing hydrant flow because it was not a requirement in the original plat or water system plan. Secondly, if hydrants are activated and cannot provide adequate fire flow, LLCC could be exposed to liability based on case law. This information was presented at the previous water committee meeting and was forwarded to the Board President to share and is now being presented to the BOD in the CAM report.

8. Water Report: K. Evans (see attached report)

Water Committee Chair reported on the water system a detailed report and only items not fully covered in the attached report are referenced here:

Water system condition remain healthy

Well 1,3,5,and 6 are operating well – well # 2 is offline and scope of work and contractor pricing is being sourced to put well #2 back online. Electrical and controls first, and then possible filtration to improve water quality. Filtration is not an additive to the water – but is used to remove mineral deposits. A recommendation will be made to the board.

Water Committee will begin the next annual budget cycle (capital and operating).

Water office continues to collect past due accounts.

Pricing for the fencing for well number 3 has been approved by the water committee and is on the current agenda for BOD motion.

Water System Plan – a study session with both water committee members and board members being invited will occur 1-28-23 to review water system plan progress and address ongoing hydrant and fire flow use issues.

Only the emergency response and plan summary portions of the water system plan are receiving substantial updates and revisions by the water committee. The balance of the wsp contains engineering data and documented appendixes going back to the 1960's and up to current.

New fee schedule is being developed by the water committee.

Priorities for the coming year include clarifying the next step for hydrants and fire flow, getting the amstem up to full potential, fee schedules, finalizing the water system plan.

Top priority is to improve communication to the community; another priority for the water committee is to resolve the water office plan, and finally is to create a forgiveness policy that is realistic, meet the needs of our consumers as well as the needs of our association.

9. Old Business

a. Strategic & Long-range planning (notes in pack) – Ingwaldson/M. Paradise/Berni
T Ingwaldson reported on progress being made in developing strategic and long range planning.

b. Meeting procedures “Meetings 101” (compliance with Bylaws, WACs, and RCWs per announcements, scheduling, agendas, minutes, and member observation) – M. Paradise.
No Updates

c. Nominations and Elections Committees – J. Ingemi
Election committee has been established and is committed to the upcoming election cycle. There is currently no nominating committee in place for the upcoming election. Only requirement to run for elected office is to be a member in good standing. There may no longer be a need for the nominating committee, as long as communications are made via face book and office correspondence to the community. Committee members should be willing to advise potential community members on what being on different committee positions entail.

d. Finance Committee or Advisory - ???
There is no formal resolution approved to create a finance committee. A number of community members meet together to discuss and present financial information to the board. A goal is to become a formal board sanctioned committee that operates under the requirements of our bylaws (ie: notice of meetings, posted agenda, meeting minutes, and open meetings)

e. Audit Update – criteria and scope of service required/expected
Covered under CAM report

f. Lake Advocates Response – S. Saylor
S Saylor reported on the 20 plus Lake Advocates reports that date back more than 30 years and are posted on the LLCC website. Lake Advocates answered questions earlier

this month put forth by Board members and are being reviewed by S Saylor and Christy. The Lake Advocate answers dovetail on the reserve study report recently updated by LLCC CAM and Reserve Associates and should bring LLCC current on this phase of the reserve study review. The next requirement to move forward to integrate a comprehensive reserve study is to add the water system plan reserve findings into the overall LLCC reserve study.

- g. Server for Committee usage (documents, minutes, reports)
No update available
- h. Conference Center/Room for meetings
No update available – it was noted that current equipment seems to working much better

10. New Business (see attached motions page)

- a. Motions to the Board from advisory committees, CAM, and Board Members including the Architecture Register.
See attached motions to the board meeting minutes
- b. ADU and STR discussion – J. Ingemi / P. Paradise/S. Smart

ADU's: The question of allowing auxiliary dwelling units within the LLCC short plat was reviewed by the LLCC attorney. LLCC bylaws do not allow for ADu's, only for a single family residence. A written legal opinion will be provided and filed.

STR (short term rentals): topic was opened for board and community discussion by President Ingemi.

An issue discussed was the advertising of str's within LLCC as promoting use of member and member guest only association amenities being available to short term rental users. A legal revue has been initiated and council will be asked to prepare a statement for release to the board and community members. LLCC bylaws differentiate between guests and tenants. Members and member guests may utilize LLCC amenities and common areas – while renters do not have this privilege. LLCC bylaws provide that any form of compensation to a member for the use of a member property creates a renter status vs guest status. Discussion of str's as an issue began with a member petition requesting determination on this matter. An str advocacy group was also formed. These two diverse member groups are currently discussing str concerns.

Community member Terry Brusco requested an opportunity to speak on the subject and to request board review of guest status vs renter status. (See attached comments/concerns by Terry Brusco) A brief discussion ensued and it was offered that Mike Berni and Mandy Paradise may be available to help mediate discussion - No actions taken.

- c. Budget Planning for 2023 – 2024 – M. Paradise
No updates
- d. POS subcommittee – E. Springer-Johannesen

*A recommendation was made to proceed toward the purchase of the Golf Now point of sale platform – contract language and review are the next step.
A motion was made by E Johannesen, seconded by M Robinson, and approved with no nays to solicit contract language and costs for review and the next step towards entering a contract with Golf Now
(See motions page)*

- e. Motion to the Board by President Ingemi to increase HOA administrative fees
(See motions page)
- f. Motion to the Board by President Ingemi regarding members not in good standing.
(See motion page)
- g. Community member Terry Brusco requested an opportunity to ask about compliance committee procedures.
*Concerns will be referred to the compliance committee for discussion.
(See attached summary of topic submitted by Terry Brusco)*
- h. Community member Terry Brusco requested an opportunity to ask about the use of LLCC common areas by tenants.
(See attached summary of topic comments by Terry Brusco)

11. Other Business

12. Correspondence – Report from J. Ingemi and M. Paradise

One letter received opposing a possible dog park that is being discussed by green belt committee

13. Announcements and Upcoming Events

*The Inn will add trivia and bingo next month
Another possible open mic night*

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

A motion was made to adjourn to closed session to discuss legal/personnel issues by E Johannesen seconded by T Ingwaldson, and approved with no nays.

15. Motion to Reconvene to Open Session.

A motion to reconvene to open session was made by E Johannesen, seconded by M Paradise, and approved with no nays

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

A motion to accept all motions made in closed session (compliance register review, employee health insurance provider, and Sous Chef compensation) was made by E Johannesen, seconded by D Dyson, and approved with one nay and one abstention

17. Motion to Adjourn

A motion to adjourn at 2:08pm was made by P Paradise, seconded by M Paradise, and approved with no nays

Respectfully submitted,

**Pat Paradise, Secretary
Lake Limerick Board of Directors**

Lake Limerick C.C.



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President's Report 01/21/23

We have just finished a very turbulent year at Lake Limerick. We have lost many members this year, as well as some that were prominent within the Community. We have had several vacancies and appointments on the Board of Directors and also on the Water Committee.

We've had one of the most extensive budget planning sessions in recent memory that included 8 meetings just on budget issues, making the process very "transparent" to the entire membership. We have been more diligent with posting the notices of meetings. We completed negotiations and signed an agreement with the U.S. Navy on an easement concerning both the Golf Course and Dam access. We are still in discussions with the Navy and County on the Navy's plans to retrofit the train trestle on Mason Lake Road. We hired a new Water Manager, a new Greens Superintendent, a new Member Services Representative and re-hired our accounting manager full-time. We upgraded our Water Billing Information System and got an upgraded server for our other systems in the office. And, when I say "we," I mean the Board, in conjunction with the HOA Office and different committee staff. Everything we do and have done has been a collaborative effort.

Our "volunteer" committees have done a tremendous amount of work in all areas. As a result, the Great Room of the Inn has been painted and new flooring installed. The fireplace has been painted to match in a brushed, antiqued look that has been complimented over and over. Since October we have had numerous events scheduled there and they have proven successful. The CAM has stated that we still have more currently being scheduled/booked for Spring and Summer events.

We still have to schedule a Town Hall for our Lake/Dam Committee and we have elections coming up. We would like to have a Nominating Committee and we will need to schedule a Candidate's Night, giving members an opportunity to ask questions of the candidates who are looking to run for the Board. We will have 3 Board positions open and 2 for the Water Committee.

We have a new, and functioning Finance Advisory Panel. Sadly, it was supposed to be an official Committee, but this Board couldn't agree on the structure, while everyone agreed for the need. It is composed of some of the staunchest financial minds within the community and they have done a lot of great work already. Their job is to look at our financial practices and advise the Board on what road to take. I can assure you all that they have no political or private agenda in doing this. Again, they are volunteers and have put in many, many hours of work that would cost us tens of thousands of dollars for this type of advice.

We also have our first meeting of the STR Advisory group. It was very well attended and, as an introductory meeting, it went very well. There will be more information on this as the group moves ahead in their discussions and information gathering.

I'm going to stop here because of the full agenda, and we would like to get out of here before the storm. I will complete my report and get it printed.

CAM BOD report

January 21, 2023

Good morning

LL received a L&I \$2,171 reimbursement for our continued good accident record over the past 3 years.

Regarding collections, the office has sent 3 progressive monthly letters to Members who have not made payments in over 90 days. We have been meeting with the Finance Advisory Team analyzing the process. The Board will go into closed session today to determine next steps for members long overdue for not making required water and dues payments.

Our attorney has confirmed two important tools supported by LL Bylaws the Board can use for enforcing collections:

1. Water can be turned off for not paying water and for not paying dues
2. Members Not In Good Standing can be put on a 90 day probation after paying water and dues in full to ensure they stay current

Regarding a financial audit, the Finance Committee is working with the Office and our accountant to finalize general ledger entries in order to close our fiscal year. When completed financials will be sent to three CPA firms requesting a quote with a scope of work, schedule and cost. With CPAs now in their busy season, we anticipate getting started in May.

For a new POS selection with the support of the Finance Advisory Team, we have selected Golf Now's new G1 application . A team of office, golf, food & beverage including member Kyle Skinner previously conferenced with both vendors. A contract has been requested.

Regarding converting to a new NEC telephone system, we are ready to schedule when HCC is available starting with the Office. The only difference callers will experience when calling is being greeted by an auto-attendant calling tree to route their call. Community communications will be provided.

For the purpose of combining the shop and hole #9 golf course parcels, I have requested support from the Board based on the County response regarding utility and drainage easements. Thank you Pat for your support.

For the Navy trestle retrofit project, we are waiting for the Department of Health's approval for 2 easements on Navy property - for a temporary water mainline during construction and for a final install under Mason Lake Road. When approved they will be sent to the Navy.

I have a fire hydrant update also discussed at last Saturday's Water Committee meeting that resulted in a study session scheduled for next Saturday January 28 in the Great Hall. Here's a summary of what LL has learned:

I previously contacted our insurance agent regarding fire flow coverage. LL learned that coverage is not available for not supplying adequate fire flow.

I subsequently contacted our attorney sharing the insurance agent response and RH2 Engineering's hydrant flow analysis dated August 26, 2022. RH2 stated that the hydraulic fire flow gpm model *might* be available from the pipe network based on pipe sizes, lengths and materials. That the model does not represent what is legally or safely available to water customers. That the closed system and pump control does not allow the system to provide large flows without violating WA State DOH pressure and velocity requirements.

I asked the attorney if LL could be litigated for not providing adequate fire flow if the hydrants are activated. LL learned:

1. LL is not responsible for providing hydrant fire flow because it was not a requirement of the original plat nor water plan.
2. That if the hydrants are activated and cannot provide adequate fire flow, LL could be exposed to liability based on case law.

I forwarded this information to the LL Board President.

The Great Hall ramp decking requires repair. Facilities will install new plywood, drip edge and rolled roofing with grit for traction. The current width will be maintained. The ramp will be closed for 2-3 days. Project NTE \$500.

Water Report for 01/21/23 Board of Directors Meeting

1. Overview

- a. In order to expedite our Board of Directors meetings the water report focuses on only items which are not included in the board meeting materials packet or are of significant importance or interest to all of our members.
- b. This report has been emailed to directors and staff and will be included in the minutes of today's meeting.

2. LLCC Water System Condition

- a. The Lake Limerick Water System remains healthy with reliable water availability to all customers
- b. Well sites 1, 3, 4, 5, and 6 are operating normally and are monitored 24/7 through the SCADA computer system
- c. Well # 2 is currently being evaluated for capacity, water quality, and upgrades for electrical and filtration systems. Chris McMullin, our water manager, is working with potential contractors to refine a Project Approval Request (PAR) which will include electrical modifications, possible filtration to remove manganese and iron, and updating equipment connections for monitoring. Filtration options will be considered after the well is back on line, fully flushed, and evaluated for water quality. Based on that evaluation it is possible that Well #2 output will be held in reserve for emergency use or it could be fully incorporated back into the system. Filtration decisions have not been made and will require additional data and analysis prior to the Water Committee making any recommendations to the Board of Directors

3. Water Financials

- a. In order to provide the most accurate information final review and approval of financial data by the Water Committee occurs one month in arrears. The data for November is included in the BOD packet.
- b. As of November 30, 2022 Annual Revenue is slightly below budget by about \$3,900. This is well within the range of normal budgeting.
- c. Total operating expenses YTD are about \$50K below budget due to careful spending and fewer major projects being started which means net operating income is about \$45,135. Expenses will even out during the 2nd and 3rd fiscal quarters with projects slated for warmer weather.
- d. Cash on hand is included in the BOD meeting packet financials.
- e. Receivables for 142 accounts (A/R) 90 days and over totaled \$15,106 in December. Shut-off warning letters and notices continue to be sent out resulting in many accounts being brought up to date or payment plans arranged. Rhonda continues to successfully work with members to reduce accounts receivable.

4. Water Manager's Update:

- a. January's report and the Consumption Report are included in the Water Committee board packet information
- b. Fencing for Well #3 bid approval request is included in Water Committee Minutes
- c. LLWS had 7 regular locates, 1 emergency locate, and 1 request for water service

5. Forgiveness Requests:

- a. No new requests
- b. One previous request was withdrawn and will be re-submitted in the spring when repairs are completed

6. Water System Plan Completion: A study session for the Board of Directors and the Water Committee will be held on Saturday to review WSP plan progress and address ongoing hydrant use issues. Only the Emergency Response and Plan Summary sections are receiving substantial updates/revisions. The balance of the plan contains engineering data and document appendices. Some additional data from NWS and RH2 Engineering will be included.

7. New Fee Schedule: The Water Committee is continuing work on a miscellaneous fee schedule to more accurately reflect the costs of extraordinary services. These fees will be paid for by the end-user rather than come out of the water budget.

8. Priorities for 2023:

- a. Hydrant next Steps Clarification
- b. Ampstun System– Use to full Potential
- c. Fee Schedules
- d. Water System Plan Finalize
- e. 2023 – 2024 Budget Planning
- f. Improve Communications with the Community
- g. Resolve Water Office Plans
- h. Create Forgiveness Policy Detail

Kelly Evans

LLCC Water System Committee Chair

Lake Limerick C.C.



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BOARD OF DIRECTOR'S MEETING

January 21, 2023 @ 9:00AM

LLCC Advisory Committee Motions to the Board

Including architectural register from architecture committee

Architectural Committee –

A motion was made by D Dyson, seconded by M Berni, and approved with no nays to approve the Architectural Register as presented from the architectural committee

Compliance Committee – compliance register reviewed in closed session

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 – No Minutes Received- No Motions to the Board

Inn Committee – Motion made by Mary Ann, seconded by Holley, and passed with no nays: Based on Chef Jon's report and the critical continued understaffing in the kitchen, we encourage the board to take the steps necessary to increase the hourly rate for the Sous Chef position from \$20/hr to \$23-\$25/hr (depending on experience). This will match industry standards in the area and hopefully bring in more applicants.

Motion tabled for discussion to be held in closed session today

Lake/Dam Committee –

Motion #1

LD Committee requests LLCC BOD approve Dale Smith as a Park Host at Log Toy Park for the 2023 Season (if former Log Toy Park Hosts return for 2023, Ms. Smith would be posted at Banbury Park. Justification:

A) Ms. Smith has been vetted by LD Committee's Park Host POC, Dave Kohler

- B) LLCC CAM/Office have performed a successful background check
- C) Ms Smith has family within the LLCC community, and LD believes she will be a good addition to our community

Motion was made by P Paradise, seconded by S Saylor, and approved with no nays to approve Lake Dam Motion #1

Motion #2

LD Committee requests the BOD approve a financial stipend for the LD Secretary position.

Justification:

- A) Current secretary is stepping down
- B) No current LD Committee member is willing to volunteer for this position
- C) Estimated hours per month 8-10 hours to prepare for, attend and document the monthly meetings
- D) Future LD Committee meetings will not be documented without a secretary

Motion #2 from Lake Dam was unable to get a motion and a second from the Board. No Action Taken

Motion #3

The LD Committee requests that the BOD authorize the 2023 fishing derby and expenditure of the associated FY2022/23 budget of \$7,400. The derby will be held on April 24th this year (fourth Sat. of April which coincides with the opening day of lowland lake fishing). Authorization will allow the Derby subcommittee to address long lead issues associated with derby planning including obtaining derby permits. WDFW requires that we obtain permits for both conducting a derby and for purchasing and planting trout for the derby (and for Lake Leprechaun). The 2023 derby will be similar to our 2022 derby. Significant elements are: 1) Adult and Children's tickets at \$12 each 2) Fish Plant from Nisqually Fish Farm one week prior to derby 3) Ticket sales at the Pro Shop, DJ's Market (pending agreement with DJ's) and on-line (in-work) 4) Derby Prizes; 1st place @ \$100, 2nd place @ \$60, 3rd place @ \$40, 4th place @ \$20, 5th place @ 10 for both adult and children's divisions 5) Raffle prize drawing at the conclusion of awards pending community donations.

Motion #3 from Lake Dam was made by E Johannesen, seconded by T Ingwaldson, and approved with no nays.

Water Committee – Motion made by Dan Cossano, seconded by Don Bird, and passed with no nays: To approve the fence bid from Summit Fence Company for an amount not to exceed \$7,000 after the bidder has been vetted.

A motion was made by E Johannesen, seconded by M Robinson, and passed with no nays to approve installation of well 3 fencing in an amount not to exceed \$7,000

CAM –

PAR #1 Project Approval Request for Anglia Beach Security Gate Key Pad Installation

A motion was made by P Paradise, seconded by S Saylor, and approved with no nays to install 3 keypads at Anglia Park at a cost not to exceed \$1,500.

PAR #2 Project Approval Request to purchase mower blade overhaul kits, mower are 12 years old and require maintenance.

A motion was made by M Robinson, seconded by D Dyson, and approved with no nays to purchase mower blade overhaul kits at a price not to exceed \$5,571.00

President Ingemi proposal to (new business item E) increase HOA Fees

A motion was made by E Johannesen, seconded by M Berni , and approved with no nays to increase the fee for an NSF check to the amount charged to LLCC by the financial institution plus a \$25 processing fee by the HOA. A fee of \$500 for both filing a lien and releasing a lien. Increase the administrative transfer fee from \$300.00 to \$500.00 for each lot transaction.

President Ingemi proposal to (new business item F)

A motion was made by D Dyson, seconded by S Saylor, and passed with one nay to hold a member defined as a member not in good standing to remain a member not in good standing for a 90 day probation period after resolution of the member not in good standing status.

Welcoming Committee – No Motions to the Board

Point of Sale subcommittee – motion to enter into contract review with Golf Now

A recommendation was made to proceed toward the purchase of the Golf Now point of sale platform – contract language and review are the next step.

A motion was made by E Johannesen, seconded by M Robinson, and approved with no nays to solicit contract language and costs for review and the next step towards entering a contract with Golf Now

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

A motion to accept all motions made in closed session (compliance register review, employee health insurance provider, and Sous Chef compensation) was made by E Johannesen, seconded by D Dyson, and approved with one nay and one abstention

Subject **Topic notes brought up in today's BOD meeting**
From Terry Bruso <bruso2@comcast.net>
To Pat Paradise <pparadise.llcc.director@hcc.net>
Date 2023-01-21 4:42 pm

Hi Pat,

Here is a summary of my topics which you requested:

1. Requested a copy of the attorney's response to the short term rental ban
2. Requested an unbiased chair be appointed to lead the STR advisory group
Susan led the effort to solicit signers for the petition to ban STRs, we now have 150 signers that heard one side of the story
Board will rely on the chairs input and if the agenda is biased or chair is biased we've wasted our time
3. Does Compliance Committee have process and procedures to guide them when delving into new areas of enforcement (STR) or abandoned areas of enforcement (business ban)?
Does board approve first?
Does board review with attorney?
Using standard letters and fines?
Examples cited:
Past committee member posed as potential renter to threaten member with fines and eviction of tenants on AirBNB site (unprofessional and won't get results you want)
Member told STR violates CCRs (it doesn't and might expose association to legal action for lost revenue and legal fees)
Member threatened with \$600 fine for tenant using restaurant/lounge
Neither topic is in the fine schedule, fines must be fair and consistent to be enforceable, members deserve to know if renter using the lake or park is now subject to \$600 fine, and if guests use common areas without guest past now subjects them to \$600 fine
4. Requested board review why we ban tenants from common areas in the first place
Have never lived anywhere with a ban like this or have ever heard of it
I am friends with 2 families with kids and dogs, and two neighbors are renters, they are better neighbors than some of the owners
Why wouldn't we want their kids playing in the parks or using the lake, or the parents spending money in the restaurant?
Time to move beyond the "club" and "clique" mentality and be inclusive and respectful of our neighbors
The board has the authority to allow tenant use of common areas, it does not require changing the CCRs (ref. Bylaws of LLCC, Article 1, D). They did it for the golf course & cafe.

Thanks for hearing me out. I know the board has a lot on their plate but this STR ban effort gets into my personal business, personal finances, and property rights. I hope it can be amicably resolved and quickly.

Regards,
Terry