

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

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Lake Limerick Country Club has come a long way since it was developed as a recreational camping community starting in the late 1960s. The current Declaration(s) of Restrictions applicable to all Divisions and the Bylaws, the basic governing documents of Lake Limerick's Homeowners Association (HOA), have served the community well for over 50 years with only necessary revisions. However, over that same time Lake Limerick has changed into a community of mostly permanent and vacation residences. Our membership has changed over the years. We believe this is a good time to ask if those governing documents are still relevant and serving our members needs and expectations.

As a first step, we are asking our members if they have examples of where the Declarations and Bylaws don't seem to address today's needs, or suggestions for how governing the Lake Limerick HOA could be improved to help maintain and improve our community's quality of life. If you have suggestions or ideas, please email them to:

Bylaws_Declarations@lakelimerick.net, or drop off or mail a hard copy to the LLCC HOA office at 790 E. St. Andrews Dr., Shelton, WA 98584.

The initial list of ideas will be reviewed by the Committee and the Board of Directors, who will shortlist those ideas which seem to have the most potential for making significant improvements to our community. Then, the shortlist will be sent out to all property owners for their reaction and input. The Committee will take those ideas with both potential for positive impact and that have the most community support and develop specific recommendations for changes to the present documents. Those proposed changes will be considered by the Board for initiating the change process.

The actual changing of HOA Declarations and Bylaws can be a lengthy process governed by law. Especially since the Declarations are "Division specific." We will only propose changes that make the most sense for the greater community good. In the end members representing a majority of the land in Lake Limerick must agree to any changes in the Declarations so this will be a community driven and approved decision.

Thank you in advance for your active participation.

John C. Ingemi – Chairperson,
LLCC Bylaws and Declarations Committee

RESOLUTION 2023 – 01

BYLAWS AND DECLARATIONS COMMITTEE

This Resolution sets out the purpose, authority, makeup, and operating procedures of the Lake Limerick Country Club Bylaws and Declarations Committee.

1. **Purposes.** The Bylaws and Declarations Committee has three (3) primary purposes, all centered on service to the members of the Association.
 - to solicit and review proposed changes and/or updates to both the Bylaws and Declarations (pertaining to all five divisions) from members of the association.
 - to keep written and computerized records of communications with member(s) and prioritize and tabulate all suggestions and recommendations on a MS EXCEL spreadsheet. **Tabulations to include members' Division along with their recommendation.**
 - to bring all proposed changes to the Board of Directors for their review and determination for next steps
2. **Authority.** The Bylaws and Declarations Committee does not have the authority to act for the Board with respect to any final decisions; rather, it recommends to the Board based on its investigations, experience and deliberations. The Board may or may not accept such recommendations in whole or in part. The Bylaws and Declarations Committee does have the authority to make such investigations and recommendations to the Board.
3. **Makeup.** The Bylaws and Declarations Committee shall consist of one Chair, who is appointed, and serves at the pleasure of the Board; and additional members who have petitioned the Bylaws and Declarations Committee for appointment to the Committee, have attended three meetings as a guest over a six-month period, and have been subsequently approved by the Bylaws and Declarations Committee. **The Chair will appoint the initial members, within thirty (30) days after the Committee's establishment by the Board of Directors.**

The Board or the Bylaws and Declarations Committee may terminate the membership of any of the general members of the Bylaws and Declarations Committee at its discretion. As in all LLCC committees, those deemed to be "members not in good standing" will not be allowed to serve on this committee but all members of LLCC will have their points of view and interests considered. Any actions that may be taken by the Bylaws and Declarations Committee while a member who is not in good standing is serving on the committee are not subject to challenge for that reason.

4. **Operating Procedures.** The Bylaws and Declarations Committee shall operate pursuant to procedures that are fair and reasonable. It shall create and make a readily-accessible record of systems for its operation, which shall include processes, timelines, assignment of responsibilities, accountability and forms, as well as other procedures that are beneficial to the work of the committee. **All meetings of the Bylaws and Declarations Committee shall be posted at the Inn and on the website calendar.**

Current rules for changes to the Declarations are:

“After January 1, 1975, the owners of record of lots or building sites in said Tract having an aggregate area equivalent to not less than 55 percent of the total area of all said property may, at any time, modify, amend, cancel or annul, with respect to all of said Tract, all or any of the covenants, conditions and restrictions contained in this Declaration and any supplement or amendment thereto by instrument in writing signed by said owners and acknowledged by them so as to entitle it to be recorded in the office of the County Auditor of Mason County, State of Washington.”

Current rules for changes to the Bylaws are:

Amendments. “Amendments to these Bylaws may be submitted to the membership by the Board of Directors, or by a petition of members in good standing to the Board of Directors representing twenty percent of the total votes of the Association. These Bylaws may be amended by the majority vote of the members in good standing voting at a meeting with a quorum. The effective date of each amendment shall be as specified therein.”

Robert’s Rules of Order, or other mechanical rules of procedure, shall not apply to any of the process and procedures of the committee; rather, the committee shall proceed in all ways reasonably and fairly, with concern not only for the rights of the general membership to enforcement of the applicable rules, but also for the rights of individual members to a process that affords them respect as members, gives them a reasonable chance to participate in the process and fairly considers their positions.