

# LLCC Call to Semi-Annual Meeting

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Lake Limerick Country Club will be holding its Semi-Annual Meeting focused on the 2023-2024 HOA and Water Operating Budgets

**LAKE LIMERICK COUNTRY CLUB**  
**HOA SEMI-ANNUAL MEMBERS MEETING** via HYBRID (LLCC Great Hall & ZOOM)

***Meeting Minutes (draft)***

[WWW.ZOOM.US](http://WWW.ZOOM.US)

**Meeting ID: 856 2786 4265 Password: 436618**

**October 21, 2023 @ 1:00 PM**

## **1:00 - Welcome and Opening Comments – President, Tamra Ingwaldson**

*President Ingwaldson called the meeting to order at 1pm*

## **1:05 - Roll Call and Introduction of Board Members, Committee Chairs, and Staff:**

President, Tamra Ingwaldson; Vice President, Mike Berni; Secretary, Pat Paradise; Treasurer, Esther Springer-Johannesen, Directors; John Ingemi, Steve Saylor, Mitch Robinson, Dean Dyson, Mandy Paradise, Kelly Evans (Ex Officio), Invitee: Roger Milliman, CAM

*Roll call; all above listed board members, cam, and water committee chair present except for M Paradise and M Robinson (both excused absences)*

## **1:10 - President's Report: - T. Ingwaldson**

*President Ingwaldson provided a report on current llcc board activities. A Human Resources Consultant has been hired to work with llcc. President Ingwaldson invited llcc members to get involved in the community. The meeting was turned over to Treasurer E Springer-Johannesen who provided a presentation of financial condition.*

## **1:20 - HOA Budget Report for Fiscal Year 2023 – 2024 – Treasurer, Esther Springer-Johannesen**

*Financial report: handouts of financial conditions were provided to members and members were invited to ask questions. Audit status was provided – documents continue to be provided to our accountants. A part time audit support staff person has been hired. HOA Dues did increase in the new budget to \$110 plus an additional \$10 per month into a reserve savings account for a change from \$100 per month to \$120 per month.*

## **1:40 - Water Budget Report for Fiscal Year 2023 – 2024 – Water Chairman, Kelly Evans**

*Water Committee Chairman provided a report on water system status. The following water committee achievements were presented; an updated 10-year water system plan is nearing a final draft, fire hydrant status is being reviewed by the water committee. HOA water fees required a modest monthly*

*increase in the new budget. The water department has been working with the Navy to facilitate the Navy Trestle Seismic Upgrade on Mason Lake Road while maintaining water to llcc members. The water system controls system will be studied for possible updates. Outstanding past due water accounts are being actively pursued for collection. The Water Department wants members to realize that annual cost increases are inevitable. The water chair thanked members for their ballot support passing the recent budget cycle.*

### **CAM Report – Roger Milliman**

*Cam provided started by thanking all committee members for their involvement and support. The Navy Trestle upgrade Project was presented by the Navy in 2018, working with the Navy to accommodate the needs of LLCC has been a huge effort. The Navy has now agreed to pay for the work required to relocate the llcc water main that is within the footprint of their upgrade.*

### **2:00 - Committee Presentations:**

#### **2:00 - Architecture – Chair, Sharon Hamilton**

*Architecture committee reviews and makes recommendations to the board on the approval of submitted projects. Over 80 projects were reviewed last year. All llcc members are invited to attend their meetings.*

#### **2:05 - Compliance – Chair, Karen Summers standing in for Brian Smith**

*Compliance complaints have been reduced over the last calendar year – a few examples include the following examples. Derelict vehicle complaints reduced from 21 to 2, trash and junk complaints reduced from 41 to 14, and animal complaints reduced from 30 to 10. The committee works diligently to enforce llcc by-laws and covenants. Community members are encouraged to attend monthly meetings.*

#### **2:10 - Greens – Chair, Vern Duggan**

*The greens committee makes recommendations to the bod and does fund raisers. This year the tee boxes were rebuilt, and a new practice chipping area was completed. The golf management and employees work very hard to stay under budget and provide high levels of service. LLCC has low water costs, low hoa dues, and dedicated volunteers. The goal of the hoa is to maintain what we have at the lowest possible cost. All members are encouraged to attend or join the greens committee.*

#### **2:15 - Inn – Chair, Paul Wagner**

*The Inn Committee utilizes volunteers, when possible, members also do a walk about inspection of the Inn facilities monthly. The Inn Committee also organizes music events. The Inn Committee organizes events to encourage members to use the Inn on slower nights to increase member usage and revenue. The Inn Committee also plans and organizes annual and holiday events.*

#### **2:20 - Lake/Dam/Parks – Chair, Teddy Lovgren**

*The Lake Dam Committee meets monthly and encourages members to participate. The committee has developed sub-commitments to do specific tasks. Long Term Lake Health subcommittee, parks subcommittee, Dam and parks operations subcommittee are examples. The Lake Dam committee is dedicated to the long-term health of the lake, its beneficial use by members, maintaining and expanding llcc parks. Fishing derby and ski tournament are also a function of the lake dam committee. The Lake Dam Committee also oversees weed control and sedimentation sources/deposits/dredging into the lake with the use of Lake Advocates. The state required dam operations manual has been updated. Updated lake patrol guidelines have been released. Park improvements underway are the installation of new bathroom and storage shed roofs, steel doors, and cypher locks. Banbury Park bathroom is being upgraded for year-round use with lighting and heat for use by members. The Inn Island Bridge will receive handrail and paint maintenance. The Inn Island erosion repair project is being*

*managed by the Water Department manager. If you see something – say something regarding park vandalism.*

#### **2:25 – Greenbelt & Trails – Dean Dyson**

*The Greenbelt Committee works on greenbelt and trail issues. The committee has posted walking trails and road maps that they recommend for walkers. Adopt a Road litter pickup is also an effort of the committee. The committee chair is advocating for a community dog park. Trees will be replanted where a member cut down llcc greenbelt trees. The greenbelt committee chair encourages members to visit the dam fish ladder and Olde Lymm Park to see the salmon. The Greenbelt Committee chair has established an emergency response sub committee to determine means and methods to notify residents during an emergency or wildfire episode.*

#### **2:30 – Finance – Esther Springer-Johannesen**

*LLCC Treasurer has developed an advisory team of llcc members to assist with financial information. Team members have financial backgrounds and financial expertise. They provide valuable assistance to the treasurer in audit preparation and updating our bookkeeping procedures. The team meets every other Wednesday at 6:30 pm.*

#### **2:45 – Hearings – Mike Berni**

*The hearing committee is a means for members to request a reconsideration of fines and by-law violations. LLCC By-laws provide for a member to request a hearing to state their case and petition the committee to remove or lower fines or change or remove the status of a stated violation.*

#### **3:00 – Bylaws and Covenants Review Committee – John Ingemi**

*A newly formed llcc advisory committee to solicit input from community members for possible revisions to our existing by-laws and declarations has been formed. All input will be posted to an Excel spreadsheet for member review. There are different requirements for changes to by-laws and declarations.*

**Adjournment** – *A motion to adjourn was made by P Paradise, seconded by S Saylor, and passed with no nays. Meeting adjourned at 2:37pm*

*Minutes taken by LLCC Secretary P Paradise*

*Lake Limerick C.C.*



*est. 1966*