

*Lake Limerick C.C.*



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Bylaws\_Declarations Committee

**Meeting Minutes**

11/14/23 @ 6:00PM to 7:30PM

Meeting I.D.: **876 1256 5719** Passcode: **131755**

Rollcall: J. Ingemi, T. Fletcher, R. Allen, R. Garvey, S. Ingersoll, L. Jackson, L. Milligan, T. Murphy, S. O'Hara-Nelson, K. Osborn, S. Smart, K. Summers, J. Torkelson, P. Trail,  
Guests: D. Baker, C. & S. Snow, L. Roswell, S. Jankord,

(Guests can become committee members after joining 3 meetings within 6 months.)

- **Participation will be in person or by Zoom. Video attendees will be visible for the entire meeting, please mute unless you are talking.**

**APPROVAL OF MINUTES: N/A**

**OLD BUSINESS:**

Committee Resolution **has been** "recorded" at the County. There was some discussion as to the Resolution, so J. Ingemi re-sent it to all the people present.

There was a lot of discussion as to what our role was going to be, in relation to submissions and the Board's oversight. The general consensus was the committee's responsibility will be to review the submissions and make recommendations to the Board on them. However, any and all submissions to the committee will be sent to the Board for their final determination. J. Ingemi referred the members present to review our role(s) as it is outlined in the Resolution. Any and all submissions to the Board from the Committee will be subject to approval, rejection or amended.

**NEW BUSINESS:**

There was discussion on the spreadsheet, and it will be updated to put in order of the Bylaws & Declarations Article and section(s).

As mentioned previously, this committee is a place to be heard by any and all property owners who have or have had issues with the various sections of the Bylaws or Declarations. P. Trail expressed her concern that there were a number of members on the committee with significant knowledge of both the Bylaws and the Declarations, while other members are not as informed. J. Ingemi stated that "those in the know" would be available to give their insight into the various meanings of the documents. However, as with most governing documents, they are always subject to interpretation.

Again, all submissions will be notated with name, division/lot, and Article and section. Submissions will also have a brief explanation of the change and why it would be beneficial.

The issue of changing from five (5) different divisions into one (1) was briefly discussed. T. Fletcher stated that it would be a significant step in unifying the entire community. Discussion included one set of Declarations with addendums pertaining to significant (and distinct) issues within each division.

In the general discussion of the OUTLINE AND STRUCTURE OF THE WORK and our GOALS & OBJECTIVES, a motion was made by S. Ingersoll and seconded by S. O'Hara-Nelson to have the committee start with the Bylaws and review the first 6 Articles and make any notes for submission at the December meeting. We will then review the submissions pertaining to these Articles and sections and make the appropriate determinations for the Board's review.

It was also noted that we have numerous documents called Resolutions and Rules that may need to be looked at as they relate to the Bylaws. J. Ingemi will bring some examples to the next meeting.

T. Fletcher will be working on a "Glossary of Terms" and anyone on the Committee is urged to send her any you can think of. She will send out examples for review.

While there have been submissions from the Community-at-large, it was suggested that we solicit suggestions as we go along. We could do this by posting on the website that the Committee is currently working on Articles I thru VI of the Bylaws and we would welcome your input. Please submit suggestions and/or recommendations (with a brief description as to why) to [Bylaws\\_Declarations@lakelimerick.net](mailto:Bylaws_Declarations@lakelimerick.net)

Another issue brought up was that many of the submissions were asking for clarification as to what the Article or section meant. While not the actual purpose of the committee, we will endeavor to do our best to explain.

Questions for the Board Members present to ask – when will the Board make their determinations on items that have been submitted? When is the Board going to start to enforce the Bylaws – and be consistent?

Next meeting will be Tuesday, December 12, 2023 at 6:00PM.

Adjournment

A motion was made by D. Dyson and duly seconded to adjourn the meeting at 7:20PM. Motion passed unanimously.

Respectfully submitted,

John C. Ingemi, Chairperson

Last update:

11/15/2023

## Bylaws and Declarations Committee

	Member	Division/lot	Revision	Comments
1	D. Dyson	02-200	Articles I d. and Article III - allow renters/tenants to be able to purchase annual social memberships.	Two articles
2	D. Dyson	02-200	Article I, d. 1 - Move the Annual Membership Meeting from October to September.	
3	S. Heaman	03-269	Article I, evaluate sections C and D for their relevance.	
4	D. Dyson	02-200	Article I, section f 3 - remove "Tenants are not guests.	
5	S. Heaman	03-269	Article II - Membership - change from a husband and wife owning 3 lots only have 2 votes to give votes for each lot. (in other words 3 lots equal 6 votes?)	
6	D. Dyson	02-200	Article II, d. 3 - redefine this section as to give a better explanation.	
7	S. Heaman	03-269	Article II, Membership - section D 3, change to list additional ways to contact using updated technology, i.e., email, text, etc.	
8	D. Dyson	02-200	Article II, d. 5 - change the last paragraph to apply to all meetings?	
9	S. Heaman	03-269	Article II, Membership - section D 8, this section needs to be addressed by the Legislature as it ignores the rights of the membership.	
10	S. Heaman	03-269	Article III, Associate Memberships - need to define further.	
11	D. Dyson	02-200	Article IV, b. - what "significant issues" are members to be informed of?	
12	S. Heaman	03-269	Article IV, Board of Directors, A - remove "in ways that, in their individual and collective judgements, best serve the purposes of the Association, and are fair and reasonable.	
13	S. Heaman	03-269	Article V, Board of Directors, General - E Vacancies - if a vacancy occurs it should be filled by a person from THAT Division. F 2., Include electronic communications here as well.	
14	S. Heaman	03-269	Article V, Board of Directors, I Budget Reports - define more clearly "specifying performance in light of the budget."	
15	S. Heaman	03-269	Article V, Board of Directors, F 5, Procedures - define more clearly.	
16	D. Dyson	02-200	Article VI, c - if the President is the "Chief Executive Officer," what special duties does this give to the President?	
17	S. Heaman	03-269	Article VI, Officers - need some guidelines provided for this article.	
18	S. Heaman	03-269	Article VII, Committees - E. - add the following, "subject to the approval of the Board of Directors."	
19	D. Dyson	02-200	Article VIII c. - more of an explanation of what records are specified by law not to be open to all members?	

20	S. Heaman	03-269	Article VIII Code of Ethics - move H, I, and J to Board of Directors - General.	
21	S. Heaman	03-269	Article VIII Code of Ethics - remove "and with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use in similar circumstances."	
22	S. Heaman	03-269	Article VIII Code of Ethics - remove, "Directors may vote in the minority on issues, and they are not required to personally endorse any Board of Directors decision or action.	
23	S. Heaman	03-269	Article IX Assessments, A. - If names on a contract for lot purchase are responsible for paying assessments, should they not have a vote?	
24	S. Heaman	03 - 269	Article IX Assessments, G. 3d. Late Fees and Interest. Should be re-evaluated.	
25	S. Heaman	03-269	Article X Governance, A. Binding Rules. Add something to indicate how members will be notified when any changes are made to any of the governing documents.	
26	J. Ingemi	03-246	Change Fall Member meeting from October to September	Non specific article
27	J. Ingemi	03-246	Division 3, article VI, section f.- remove "or permanently." Remove from all 5 Divisional Declarations.	Non specific article
28	S. Heaman	03-269	Revise the Bylaws to allow both husband & wife (single lot owners) to be able to vote	Non specific article
29	S. Heaman	03-269	There are five (5) Divisions. Should each have an elected, or appointed representative on the BOD?	Non specific article
30	D. Dyson	02-200	Additions - Change Bylaws to include fees for docks.	Non specific article
31	D. Dyson	02-200	Additions - Write rules pertaining to Short Term Rentals	Non specific article

## DECLARATIONS

	Member	Division/lot	Revision
1	R. Sommers	03-326	Allow chickens on lots.
2	J. Ingemi	03-246	Change setbacks in all Declarations to what the county allows.
3	T. Ingwaldson	05-128	Change requirements regarding metal sheds and garages.
4	D. Dyson	02-200	Division 1 - IV(A) d.- define reasonable time or drop phrase altogether.
5	D. Dyson	02-200	Division 1 - IV(B) e. and i. use Mason County setbacks as permitted.
6	D. Dyson	02-200	Division II - IV d&e. - setbacks and sq. ft. of structures should be the same as in Div. 1 & 2.
7	D. Dyson	02-200	Division II-IV i. - explanation as to the reason for the 30 and 50 ft. setback from golf course?
8	D. Dyson	02-200	Division III- 6. d - change square footage to meet other divisions.
9	D. Dyson	02-200	Division IV, iv e. - Mobiles & Trailers - make any future homes in Divisions 4&5 the same as the rest of LL. Grandfather in all current trailers until they would be replaced.
10	D. Dyson	02-200	Division V - make the same as Division IV.
11	J. Ingemi	03-246	Remove from all Declarations: "A shed, tent, garage, trailer or other outbuildings may be used as a residence temporarily <u>or</u> <b><u>permanently</u></b> with the approval of Lake Limerick Country Club"