

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

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**Bylaws & Declarations Committee
Tuesday, December 12, 2023 @ 6:00 PM
Hybrid Meeting at the Great Hall or Zoom
Meeting I.D.: 868 0962 2370. Passcode: 449442
Minutes**

Present: Me, K. Summers, R. Allen, M. Hayward, T. Murphy, S. Klemp, S. O'Hara-Nelson, L. Jackson, B. Garvey, S. Saylor,
Excused: S. Smart, K. Osborn, S. Ingersoll, T. Fletcher, D. Baker, L. Milligan,

Discussed Sue's submission item #1 and S. Saylor's submission Item # 24, as well as Bob Garvey's list of items.

J. Ingemi will ask K. Osborn to incorporate Bob's list into the current register.

Tonight's agenda has been put aside due to the amount of committee members who are not here. Mostly due to the holidays. We will pick this back up in January. There was discussion around the amount of work and questions that have come up with looking to evaluate Article I thru VI of the Bylaws. It was decided that this is way to ambitious a task. If we can't get past Article I with 10 people at a meeting, we certainly aren't going to get past 6 Articles! In January 2024, we will look at Article 1 and hopefully document any submissions that the committee would like the Board to consider.

The other issue for discussion was: "What is a submission and what is a question?" It appears that a lot of the actual submissions are a result of not understanding the particular provision, instead of having some practical knowledge and an actual reason for a change. We have agreed, at this point, to put these types of questions into a "side bar" and maybe answer (or attempt to do so) one question each meeting. As with all of the Articles, they may be open to interpretation.

We discussed that any Articles or sections that are approved by the Board for presenting to the membership for updating and/or revision, will most likely go to the HOA attorney for a legal review.

Adjournment

A motion was made by S. Klemp and seconded by S. O'Hara- Nelson to adjourn. Motion passed.

Respectfully submitted

John C. Ingemi

Last update:

12/13/2023

Bylaws and Declarations Committee

	Member	Division/lot	Revision	Comments
1	S. Klemp	04 - 010	Change the name "Lake Limerick Country Club" to something like "Lake Limerick" or "Community of Lake Limerick"	I feel that this is a misleading name for the community. It doesn't, in my view, reflect the nature of the community at present. This is a residential community that includes resident owners, full & part-time, and residents who rent their homes.
2	D. Dyson	02-200	Articles I d. and Article III - allow renters/tenants to be able to purchase annual social memberships.	Two articles
3	D. Dyson	02-200	Article I, d. 1 - Move the Annual Membership Meeting from October to September.	
4	S. Heaman	03-269	Article I, evaluate sections C and D for their relevance.	
5	D. Dyson	02-200	Article I, section f 3 - remove "Tenants are not guests.	
6	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?)	
7	D. Dyson	02-200	Article II, d. 3 - redefine this section as to give a better explanation.	
8	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.	
9	D. Dyson	02-200	Article II, d. 5 - change the last paragraph to apply to all meetings?	
10	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.	
11	S. Heaman	03-269	Article III, Associate Memberships - need to define further.	
12	D. Dyson	02-200	Article IV, b. - what "significant issues" are members to be informed of?	
13	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.	
14	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.	
15	S. Heaman	03-269	Article V, Board of Directors, I Budget Reports - define more clearly "specifying performance in light of the budget."	
16	S. Heaman	03-269	Article V, Board of Directors, F 5, Procedures - define more clearly.	
17	D. Dyson	02-200	Article VI, c - if the President is the "Chief Executive Officer," what special duties does this give to the President?	
18	S. Heaman	03-269	Article VI, Officers - need some guidelines provided for this article.	
19	S. Heaman	03-269	Article VII, Committees - E. - add the following, "subject to the approval of the Board of Directors."	
20	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?	
21	S. Heaman	03-269	Article VIII Code of Ethics - move H, I, and J to Board of Directors - General.	
22	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."	
23	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.	

24	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?	
25	S. Saylor	02 - 126/127	Article IX B. A lot for assessment purposes means any lot that can be developed. If an adjacent lot is purchased with or after the acquisition and that lot is deemed to not have the capacity for future development by the Architecture Committee and the BOD, it shall be considered an attachment and charged only one half of HOA assessments and the owner can elect to have no water hook up and that the attachment have no water charges.	
26	S. Heaman	03 - 269	Article IX Assessments, G. 3d. Late Fees and Interest. Should be re-evaluated.	
27	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.	
28	J. Ingemi	03-246	Change Fall Member meeting from October to September	Non specific article
29	J. Ingemi	03-246	Division 3, article VI, section f.- remove "or permanently." Remove from all 5 Divisional Declarations.	Non specific article
30	S. Heaman	03-269	Revise the Bylaws to allow both husband & wife (single lot owners) to be able to vote	Non specific article
31	S. Heaman	03-269	There are five (5) Divisions. Should each have an elected, or appointed representative on the BOD?	Non specific article
32	D. Dyson	02-200	Additions - Change Bylaws to include fees for docks.	Non specific article
33	D. Dyson	02-200	Additions - Write rules pertaining to Short Term Rentals	Non specific article
34				Non specific article

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Bylaws and Declarations Committee

	Member	Division/lot	Revision	Comments
1	R Garvey	03-316	Article 1/B. Jurisdiction/	Not sure if this the right section, however if the community decides to keep the Division method, then a Representative from "Each" division should be elected versus "At Large"
2	R Garvey	03-316	Article 1/D. Common Areas	Who/What are "Those invited" by the Association? Can the Community be provided a list if any?
3	R Garvey	03-316	Article 1/D. Common Areas	How is this accomplished? A lot of inputs suggest this should be done for all Tenants. Criteria should be established such as: 1. Endorsement by Owner (to include short term rentals) 2. Approval (invite) by Association 3. Owner is responsible for all actions of Tenants
4	R Garvey	03-316	Article 2/A. General	What are Examples of when the Association doesn't act on behalf of Association?
5	R Garvey	03-316	Article 2/A. General	If we go to multiple votes concept, then loss of one owner's "Member in Good Standing" should result in all votes lost
6	R Garvey	03-316	Article 2/B. General	This should be left as is...In my Opinion
7	R Garvey	03-316	Article 2/B. Voting Rights	While I understand some may want multiple votes per lot, this could be a slippery slope! 1. How will the Association maintain a Voters Roll 2. Will multiple owners of say, an LLC, each be able to vote? 3. If multiple voters are allowed, will this be factored into "Majority" vote tally? (note: it shouldn't)
8	R Garvey	03-316	Article 2/D1. . Meetings	Make Aug (preferred) or Sept at latest
9	R Garvey	03-316	Article 2/D4. . Meetings	Add Hybrid/Electronic, Video (Zoom etc)
10	R Garvey	03-316	Article 2/D.5. . Meetings	Need more clarification...Is this a signed (ink) petition for example? Not sure if LL Community is aware of this process. Term "Signature" should be clarified, maybe include electronic petition??
11	R Garvey	03-316	Article 2/D.6. Meetings	What is the Total of Votes currently in LLCC...A Quorum (10%) is required for all transactions; however, I have never seen 110-130 members at a meeting, either electronically (video) or in person
12	R Garvey	03-316	Article 3/	What is a "Associate Membership?"
13	R Garvey	03-316	Article 4/4. A / General	Need inclusive list of exemptions otherwise
14	R Garvey	03-316	Article 4/4. B / General	This should be defined clearly...Should Elected Board members also be heads of, or members Committee's? May be a conflict of interest.
15	R Garvey	03-316	Article 4/4. C./ General	Shouldn't any new rules be voted on? What is "Necessary and Appropriate" mean?
16	R Garvey	03-316	Article 5/5.C./ General	Suggest max of 2 years
17	R Garvey	03-316	Article 5/5.D./ General	Again the "Majority", however since this is not part of RCW 64.38.025 Sec 3, does the Majority of Lot Owner apply here?? Asking for a friend
18	R Garvey	03-316	Article 5/5.E./ General	Suggest special election by Community
19	R Garvey	03-316	Article 5/5.G./ General	Should be by vote of community
20	R Garvey	03-316	Article 5/5.H./ General	Confirm this is 64.38.025 Sec 3? This should be in the By Laws and not only in the LLCC Website depicting Budget Vote tally
21	R Garvey	03-316	Article 5/6.B./ Officers	Any notice of intent to remove any Officer should be acted on "Only" after Notice to the Community/Members... One week maybe?
22	R Garvey	03-316	Article 5/6.B./ Officers	This should require a Special Election vote by the Community...not sure if the Majority Vote criteria applies here
23	R Garvey	03-316	Article 5/6.G./ Employees and Agents	Contractors and Agents (define Agents) appointments should be finalized only after Notice to the Community/Members. Employees and Volunteers are should not be included.