

*Lake Limerick C.C.*



*est. 1966*

LAKE LIMERICK COUNTRY CLUB

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Executive Committee Meeting Minutes (draft)

April 20, 2023 @ 2:30PM

\*\*\*In Person\*\*\* Great Hall

All Members are invited to attend!

Agenda items – Discussion of HOA Operations and Issues;

Meeting called to order by President Ingemi at 2:30.

Roll Call: J Ingemi, T Ingwaldson, E Springer-Johannesen, P Paradise, Kelly Evans all present.

Also attending: S Saylor and M Berni

BOD and Water System Bank Signatures: A motion was made by Tamra Ingwaldson, seconded by Pat Paradise, and approved with no nays to approve the following officers and staff to be signatories on the following LLCC accounts:

**HOA Account 101180214:** John C Ingemi – President, Tamra Ingwaldson – Vice President, Esther Springer-Johannesen – Treasurer, Roger Milliman – CAM, and Christy Smith – Office Manager.

**Water Accounts: Operating 101188937, Well Reserve 1011188945, Mainline Repairs 101188953:** Kelly Evans – Water Chairman, Susan Hearn – Water Treasurer, Esther Springer-Johannesen – Board Treasurer, John C Ingemi – Board President, Roger Milliman – CAM, Christy Smith – Office Manager.

**Edward Jones:** HOA Accounts: Esther Springer-Johannesen, John C Ingemi, Roger Milliman  
Water System Accounts: Kelly Evans, Susan Hearn, Esther Springer-Johannesen

**Our Community Credit Union: Water System Account Checking - 2001, and Savings - 1002;**

**Lake Limerick Lot 05-075:** A building permit application was denied by LLCC due to the residence not meeting 30' minimum setback requirements from the street. A letter will be sent to the lot owners.

**Utility Payment Services:** Member payment processing "in-house" using our point of sale system was discussed. Community Action Council was asked to review LLCC policy for water shutoff for past due hoa and water dues.

**Collection Letter:** A discussion and review of an updated collection letter was held. LLCC has several past due accounts and is pursuing a stronger enforcement policy to collect past due accounts. Minor revisions to the reading were addressed and the letter with noted revisions will be sent out.

*A motion was made by Pat Paradise, seconded by Tamra Ingwaldson, and passed with no nays to issue the letter (with corrections) to past due members not in good standing*

**Navy Letter:** The Navy and LLCC lawyer have been in negotiations regarding the Navy Trestle Seismic Project. Further review and comment is needed to determine who will pay for the re-routing of the water lines. Also

needing clarification of our right of way easement with Mason County and/or gaining an easement directly from the Navy.

**F-250 Replacement:** The maintenance department Ford F-250 is in need of repairs that exceed the value of the truck. The truck will be sold by LLCC.

**Closed session** – Hearing(s): A fine levied against a member for CC&R violations was discussed; a hearing was scheduled between the hearing committee and the member. No motions were made

A motion to adjourn was made by E Springer-Johannesen, seconded by P Paradise, and passed with no nays.

Respectfully,

Pat Paradise, Secretary  
LLCC Board of Directors

Brent F. Dille  
Bryce H. Dille  
Garrett A. Ratfield  
Sierra A. Lipson, LPO



Garrett A. Ratfield  
garrett@dillelaw.com

April 27, 2023

Lynee Forsyth, PLS, CFedS  
*lynee.d.forsyth.civ@us.navy.mil*

**VIA ELECTRONIC MAIL ONLY**

**RE: Lake Limerick Country Club Water Line**

Dear Lynee Forsyth:

Our office represents Lake Limerick Country Club ("LLCC") with respect to the above-referenced matter. I am in receipt of correspondence between LLCC and the Navy concerning the Navy's proposed bridge upgrades at the Navy RR Mason Lake Road crossing and the proposed work's implication on LLCC's water lines.

I have enclosed a copy of the agreements I believe you are referencing in your February 28, 2023 email to Mr. Roger Milliman and Mr. Doug Eklund. That is, a 1967 Grant of Easement from the Department of the Navy to Mason County and 2019 Franchise Agreement granted by Mason County to Lake Limerick Water System LLCC Inc. I have also enclosed a Judgment dated April 12, 1948 concerning title to the subject properties. In further response to your email, it is LLCC's position that it was within Mason County's rights to grant the Franchise Agreement, and it is LLCC's position and request that the Navy is to pay for and construct the temporary and permanent waterlines.

Putting aside the Navy's temporary disruption of LLCC's use of its waterline and the Navy's obligation to accommodate the existing facilities within the subject area, I suspect it may be more efficient for the Navy to reroute the waterline in coordination and conjunction with the trestle seismic retrofit project. Of course, it is our hope that LLCC and the Navy can reach a resolution agreeable to all parties.

As to whether LLCC will be requesting easements from the Navy, LLCC is prepared to submit requests if necessary. However, submitting the requests at this time may be premature given the other outstanding issues.

I would be happy to discuss this with you and anyone else working on this project. Like mentioned above, LLCC is hopeful that a resolution can be reached quickly and amicably. That said, LLCC does need to protect the interest of its 1,200 lots and the water system servicing those lots.

Should you have any questions or comments regarding this matter, please do not hesitate to contact me.

**Lynee Forsyth**

April 27, 2023

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Very truly yours,

**Garrett A. Ratfield**

Attorney at Law

GAR:keas

Enclosures

cc: Lake Limerick Country Club  
Doug Eklund, PE



**DEPARTMENT OF THE NAVY**  
NAVAL FACILITIES ENGINEERING SYSTEMS COMMAND NORTHWEST  
1101 TAUTOG CIRCLE  
SILVERDALE WASHINGTON 98315-1101

11011  
RE2.LF/23-00130  
**APR 19 2023**

Mr. Garrett Ratfield  
Dille Law PLLC  
2010 Caton Way SW, Suite 101  
Olympia, WA 98502

Dear Mr. Ratfield:

In reference to the Navy's e-mail inquiry of February 28, 2023, thank you for your response and documentation. The 1967 Grant of Easement from the Navy to Mason County enclosed with your March 9, 2023 response pertains specifically to the St. Andrews Drive road crossing of the Navy Railroad. While the 1967 Grant of Easement does not concern the Lake Limerick Country Club (LLCC) waterline issues at Navy's proposed Mason Lake Road bridge project, it is somewhat relevant to the central discussion regarding the required waterline easement because it has come to our attention that LLCC's waterline may be encroaching on Navy property at St. Andrews Drive as well.

The Navy's land use policy requires users of its property to have appropriate real estate grants in place, in this case, an easement. While we acknowledge Mason County issued a franchise agreement on Navy's fee-owned property, we are unaware of any determination made regarding their legal authority to do so. A search of our records has not turned up any record of consultation between their office and ours. Regardless, the nature of a franchise agreement is a "license". It does not convey any property right and requires the user to move its infrastructure if required to do so by the landowner.

Due to very high mission importance and critical timelines, the Navy has decided to proceed with its project and will be corresponding separately regarding construction and relocation plans. For the required permanent waterline easement, Navy Railroad Engineer Mr. Alan Burdick is standing by to receive the application and process it for approval. Ms. Lynee Forsyth will be the Realty Specialist and Surveyor assigned from my office. As stated above, LLCC's waterline is possibly encroaching on Navy property at multiple locations and it is requested that LLCC account for all locations within the application.

Sincerely,

**SKIFF.KELLY** Digitally signed by  
**E.1283165538** SKIFF.KELLY.E.1283165538  
Date: 2023.04.19 19:57:22  
-07'00'

KELLY E. SKIFF  
Real Estate Contracting Officer

Copy to: PWD Kitsap (Alan Burdick)  
NAVBASE Kitsap (Allison Satter)

## Truck Replacement

February 15, 2023

It has been determined LL needs to replace the blue F250 pickup. The blue 2003 F250 has 183,000 miles with many mechanical issues. Oil is leaking from the valve cover, head gasket, front main seal and exhaust manifold gasket needs replaced. The repair requires removal of the front end and full cab to fully access the engine. We do not have the equipment to do the repairs in our shop, because it is a cab over engine design. Repairs must be done by a dealer or private shop. The Shelton Ford dealership service manager confirmed that it is necessary to remove the cab to get to the back of the engine for repairs. The estimate for the removal of the cab is \$12,000.00 not counting repairs. It could be up to \$30,000.00 for any major repairs needed!

Therefore, we should consider replacing the F250 with a truck that is more practical for our needs. Shop Managers and I (Jeff, the mechanic) believe a truck that best fits the needs is a new or used Dodge Ram 2500, GMC 2500 or F250 or larger. A truck will need a towing capacity of a minimum 15,000 pounds. This would allow for towing of the trailer and larger equipment by Facilities and Water departments.

Trade in value of our F250 from Kelly Blue Book is \$4,788.00, CarMax is \$5,000.00 trade in value, Shelton Ford is \$6,570.00 trade in value and \$6160.00 to \$10,877 sale to private party.