

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

790 East Saint Andrews Drive, Shelton, WA 98584

Phone (360) 426-3581 Fax (360) 426-8922

Email: <mailto:mail@lakelimerick.com> Web site: <http://www.lakelimerick.com>

Executive Committee Meeting Minutes (draft)

May 4, 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 2:30pm

Roll Call: J Ingemi, K Evans, E Springer-Johannesen, P Paradise, T Ingwaldson, CAM present

Reserve Study Committee: Reserve Committee is being reformed to work on reserve study update. Water Committee will provide their own reserve study line items that will conform with the format and layout of the HOA reserve study format and layout. Reserve consultant has provided a 3 year contract proposal for a three year period at a cost of \$3,300 per year and includes onsite visits

A motion was made by P Paradise, seconded by T Ingwaldson, and passed with no nays to accept the reserve consultant contract proposal of 3 years duration at \$3,300.00 per year.

Utility Payment Services: LLCC will attempt to process payments via our payment processing software services.

CAC (community action council): Executive Committee recommends the LLCC board lift the moratorium on accepting CAC funds. CAC funds will be used for water payments (as well as for past due hoa payments). Lifting CAC moratorium will come before the board of directors for motion, discussion, approval/dis-approval.

A motion was made by P Paradise, seconded by E Springer-Johannesen, and passed with no nays to lift the current cac moratorium.

Collection Letter/Payment Plan/Promissory Note: Letters are being sent and phone calls are being made to past due members in order to collect past due water and hoa accounts. A promissory note will be required for all future payment plans. Liens will also be filed as a regular course of LLCC business.

Navy Letter: LLCC legal is reviewing Navy correspondence for easement vs county right of way agreement at LLCC water and utilities crossing Navy property. All options are being considered by LLCC. Navy considers an easement directly with the Navy is required, LLCC has a right of way agreement with the County for utility access across the Navy property. More to come on this matter.

Cranberry Lake/Creek Update: Cranberry Lake Foundation has notified LLCC that it is considering a fish friendly culvert installation in place of the existing Storm Water Detention Structure and Detention Basin that LLCC has installed and owns, and has an easement agreement for. Many State Agencies and the Army Corps of Engineers will be involved in any considerations. LLCC will work with the Frank Family Foundation to keep them informed of our easement and the reasons behind it. Liability for removal of the detention structure could revert back to Frank Family Foundation.

LLCC weir board height: LLCC BOD approved a 12" height to set the dam weir boards. Weir board height has been a hotly debated issue over the years. 12" has been selected and documentation of beach elevations and erosion indicators will be logged and maintained.

Closed session – Personnel, Legal

A motion to adjourn into closed session was made by T Ingwaldson, seconded by E Springer-Johannesen, and passed with no nays.

Personnel discussion – no motions were made and no actions were taken in closed session

A motion was made to return to open session by T Ingwaldson, seconded by E Springer-Johannesen, and approved with no nays.

A motion was made by T Ingwaldson , seconded by P Paradise, and passed with no nays to adjourn at 4:20pm

Respectfully,

Pat Paradise, Secretary
LLCC Board of Directors