

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

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Executive Meeting Minutes *(draft)*

June 15th, 2023 2:30pm

Members in attendance: John Ingemi, Tamra Ingwaldson, Esther Springer-Johannesen, Pat Paradise, Kelly Evans, Dean Dyson, Steve Saylor, Mike Berni, CAM – Roger Milliman

Agenda Items;

- a) ***Security Cameras;*** a quote has been received for installing security cameras at all well sites and at all community park sites. An overall cost of \$34,000 for parts only. PUD will also need to provide power to a couple of the locations. Installation subject to completion of cell towers (2) locations being activated and providing adequate cell signals. A mobile hotspot, cable, or a fibre connection will be required. A third option was provided for the installation of two LPR higher resolution cameras at a cost of \$3,800. LLCC internal labor will install infrastructure and consultant will terminate and commission the system. Information will be presented to the BOD at the next board meeting (no action taken)
- b) ***Security;*** LLCC security position is vacant and is being advertised. LLCC is also looking for an outside security vendor to fulfill LLCC security needs. A budget needs to be determined and services to meet the budgeted amount. CAM will reach out to vendor to ask if cars are marked, employees are uniformed, and a determination of what constitutes a “site visit”. Information will be presented to the BOD at the next board meeting (no action taken)
- c) ***Reserve Study Status;*** Steve is meeting each week with the reserve committee to review our reserve study, where we are, where we need to be. It may now be a legal requirement to include reserve study information with a “per lot cost” into the annual budget. New reserve study to be done this year with onsite visit. Budgeting for the reserves was mentioned and feedback is that we need to do smaller incremental steps versus large steps to get where we need to be to be fully funded over time. Information will be presented to the BOD at the next board meeting (no action taken)
- d) ***120 Comarty Residence; Water*** theft is occurring by tenant, water box and meter will be covered with a concrete block to prevent tenant access and tampering. Legal action is being taken within LLCC policy and by-laws.
- e) ***Navy Trestle Project;*** Navy will be starting their seismic upgrade project in September. CAM is working with both the Navy and Mason County to facilitate the Navy’s work and contractor traffic plan for the anticipated 1 year project duration. The Navy contractor’s

traffic control plan has been approved by Mason County. LLCC reserves the right to request Mason County to re-visit the traffic control plan if deemed necessary. Navy is requesting an easement, in place of the existing franchise agreement that LLCC has signed with Mason County. Information will be presented to the BOD at the next board meeting (no action taken)

- f) **Community Action Council;** LLCC has entered into CAC agreements with 4 members. CAC provides funding to community members that meet their financial criteria to support utility payments. BOD lifted a CAC moratorium last month. No action taken.
- g) **Golf Now (G1 point of sale platform);** new point of sale software has been cutover from prior system with support from GolfNow. Some hardware and software issues have been reported and CAM is working with the vendor to resolve them. Price and cost programming are being reviewed for accuracy; staff has been trained to update this information. Staff has been instructed to enter member information into each transaction for record keeping and taxes requirements. Information will be presented to the BOD at the next board meeting (no action taken)
- h) **Potter Property (lot debris cleanup);** LLCC has hired a contractor to clean a member lot within the LLCC by-laws and covenants at a cost of approximately \$4,000. This effort for compliance has been ongoing for the last 6 months. Information will be presented to the BOD at the next board meeting.

Legal and Personnel (closed session discussion)

- i) maintenance manager position
- j) employee evaluation progress update

Any motions made and approved in personnel will be presented to the LLCC Board of Directors under closed session at the June 17th Board Meeting.

Meeting adjourned at 4:31pm

Respectfully submitted,

Pat Paradise, Board Secretary LLCC