

Lake-Dam Committee Meeting Minutes
5 August 2023

Call to Order - Meeting called to order at 6:30 PM.

Roll Call Committee Members: (P)=Present; (A)=Absent; (E)=Excused

Lou Jackson (P)	Teddy Lovgren (P)	Deanne Landsverk (P)
Dennis Muretta (P)	Jarred Foss (P)	Duane Landsverk (p)
John McRoberts (P)	Pat Paradise (A)	Dave Kohler (P)
Maureen Glenn (E)	Brian Smith (A)	Karen Kohler (P)
Steve Glenn (E)	Gary Wilson (P)	Hannah Landsverk (P)
Joel Gray (E)	Kelly Wieland (P)	Eric Landsverk (P)

Guests: John Torkelson 1-34, Mike Jensen 1-59, Dan Bussler 5-92, Tammy Fletcher 3-317, Mark Hendricks 3-32

Chairperson's Opening Comments: Teddy Lovgren

Teddy requested a volunteer to take notes for today's meeting; no one volunteered. Roger is in the BoD Budget meeting and will not be in attendance. Tim Reber is stepping away from LD and will hopefully return in the future. Steve Glenn is recovering from major surgery and wish him a speedy recovery. Elias Rivera-Flores has joined the Facility Team supporting Gerardo. Under New Business John Torkelson will be making a presentation on upgrades to the Inn Sport Court. So that John doesn't have to sit thru our entire meeting it was agreed that his presentation would be moved up in the agenda after Motions to the Board.

Meeting Minutes approval [\[Attachment 1\]](#)

Dennis made a motion to accept the June 29th meeting minutes as written and Teddy seconded the motion. No discussion occurred and the minutes were approved with one abstention (Jarred).

Motions to the Board – None.

CAM REPORT: Roger [\[Attachments 2, 3, & 4\]](#)

Roger was not in attendance, so Teddy summarized his written report (see attached).

Parks Report: Maureen/Steve [\[Attachment 5\]](#)

Mo and Steve were not in attendance, Teddy summarized their report (see attached).

Docks/Floats Permits: Teddy - Dock Permit for Marcela Ruiz (01-006) to replace deck boards reviewed and recommended for approval.

Boat Registrations: Gary

There was discussion about two boats that appear to be non-compliant with current lake rules. Lot 03-085 red Sea Ray 200 I/O boat exceeds the 19-foot length restriction. Lot 03-158 has a new boat that lacks numbers and does not have an LLCC boat registration sticker.

ACTION: Gary to follow-up with owners and LLCC Office.

LD Action Item List: Teddy [\[Attachment 6\]](#)

Teddy briefly reviewed action items and status. No significant progress was reported on the open actions. Duane committed to completing his action by the next LD meeting.

SUBTEAM REPORTS

Long Term Lake Health: Brian recently had major surgery and is at home recuperating. LTLH has not met for several weeks. Teddy discussed the Bathymetric Survey draft report and the Leprechaun dredging action. Roger has the action to request Lake Advocates provide specific recommendations for

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the Leprechaun dredging (of hard and soft sediment) including locations and type of dredging (mechanical and/or suction) based on the core sampling and visual data obtained the Fall of 2021 and again in 2022.

Dennis will follow-up with Brian on the status of the comments from LTLH members on the draft Bathymetric Survey Report to see what help he may need in putting together a feedback response to LA. Jarred volunteered to replace Tim on the LTLH Subteam.

Parks Improvement: Dennis requested status from Roger on 1) Installation of Steel Doors, 2) Installation of cypher door locks, 3) Reroofing park restrooms and outbuilding and 4) Upgrading Banbury restroom for year around use. Roger responded with questions that Dennis developed proposed responses and sent out to the committee for comment. Discussion ensued on each item and it was agreed that Dennis's proposed responses were appropriate. In addition, Dennis will follow-up with Roger on the progress populating the Book of Standards. [\[Attachment 7\]](#)

Lake/Dam Operations – Joel was not in attendance. Teddy provided the following status: Chris McMullen has been assigned as the Project Manager for both the Bridge Repair/Maintenance as well as the Shoreline Repair/Restoration projects. Chris attended the Work Order status meeting on Thursday and is putting together the planning for the bridge repairs recommended by the structural engineering firm MC Squared and is meeting with the Mason County Conservation District to map out the options for the Inn Island shoreline repair/restoration.

OLD BUSINESS:

1. Changes Process: Dennis led a discussion on this topic which is focused on how do we better coordinate pending rule changes with our membership. Dave suggested that we develop an update to the existing Committee Guidelines document to address this issue. It was agreed that this approach will be pursued in lieu of a unique Lake-Dam process document on this subject. Dennis and Dave will develop an outline of the revisions and coordinate with Teddy on the next steps.
2. Reserve Study Updates – Final report/recommendations provided to the BoD and Associates Reserves.
3. Special Projects Manager – Chris McMullen is currently assigned to PM two of our projects (noted above). He still needs to go thru a formal interview process.
4. Network Drive for Committee Use – no new status.
5. Lake Shore Compliance Audit – see action items status.

NEW BUSINESS

1. Lake Patrol – Gary requested that LD obtain BoD authorization and document via written guidelines for audio/video recordings (via Go-Pro camera) by Lake Patrol members of encounters with lake users. LP Boat has recently experienced several operational issues that are finally fixed (i.e. boat is finally running properly). Delamination of the boat hull continues and will need to be replaced in the near future (no leakage issues yet). Request LD approve purchase of 10 Lake Patrol hats and 6 placards (for when volunteers are using their personal boats). There are currently 7 people on Lake Patrol; putting together a contact list for use by Park Hosts, LLCC office, etc. Currently enough LP members to assign times for Fri/Sat/Sun patrol duty. Recommend Buoys be identified by GPS location for ease of replacement when they come loose. Teddy noted that Joel provided Roger a spreadsheet for the identification/location of the buoys as they are being replaced (the plan is for 15 new buoys each year). During recent McKewen Prairie fire when fire fighting helicopters were filling their tanks in Cranberry Cove LP cleared the lake of boaters, etc to eliminate any possible danger of interfering with their

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operation. Need to push on getting Lot/Division numbers on all docks; difficult to identify whether Boat has the proper ID. Recommend as new boats are registered that a copy of the Lake Rules are provided to the boat owner. Going forward when LP issues a warning to a boat owner/operator it will be documented in the incident report. HOA members need to be encouraged to fill out (and submit) an incident report when they observe a violation.

ACTION: Dennis to coordinate Lou on update to the Lake Patrol Guidelines regarding the use of the Go-Pro camera to record encounters with boat users on Lake Limerick.

Lou suggested setting up sessions for first aid, CPR and AED training for LP, LLCC Staff and other interested HOA members. Mason County Fire Department conducts the training; minimum class size is 6 people (unsure if there are costs associated with the training by MCFD). More to follow.

2. Inn Park Sport Court Improvement Proposal – John Torkelson presented several charts laying out a proposal to update the sport court, replacing and improving the layout and surfaces for playing pickle ball, tennis and basketball. There are currently 3 pickleball courts and a 4th using the tennis court. The proposed layout includes fenced courts, covered rest area and information board. John provided a cost breakdown with very rough/preliminary values. Estimated total cost is \$150K less \$30K donation by a group of LLCC HOA members. The next step is for this group to develop firm detailed cost figures working with LD Committee volunteers Duane and John. [\[Attachment 8\]](#)

3. Other – Duane reported that the Ski Course Buoys have been reset. If you find a loose buoy return it to either Duane (set it on his dock), or another ski club member. Recommend we ask Roger to send out an email to HOA membership that if they find a loose buoy to take it to the LLCC office who will see that it gets back to Duane. Also, recommend reminding membership about extended ski practice hours for the upcoming ski competition during the “End of Daze” activities held Labor Day weekend.

ACTION: Dennis to coordinate email notice for sending out to HOA members 1) Ski Course practices times for End of Daze ski competition 2) return found loose buoys to the LLCC Office.

Guest Input None.

Review of Commitments & Action Items: Action items updated.

Review of Motions to the Board: None.

Motion to Adjourn: Dennis made the motion to adjourn, Teddy seconded and it and was unanimously approved; meeting was adjourn.

Next Meeting – Thursday, August 31st, 6:30pm via Zoom

Look Ahead:

Aug 19 – Board of Directors Meeting

Aug 31 – Lake-Dam Committee Meeting at 6:30pm

Sept 2 – “End of Summer Bash”

Sept 16 – Board of Directors Meeting

Oct 7 – Lake-Dam Committee Meeting

Oct 21 – Board of Directors Meeting

Nov 4 Lake-Dam Committee Meeting

Nov 18 – Board of Directors Meeting

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29 June 2023

Call to Order - Meeting called to order at 6:30 PM.

Roll Call Committee Members: (P)=Present; (A)=Absent; (E)=Excused

Lou Jackson (P)	Joel Gray (E)	Deanne Landsverk (A)
Dennis Muretta (P)	Teddy Lovgren (P)	Duane Landsverk (A)
Tim Reber (E)	Brian Smith (P)	Dave Kohler (A)
John McRoberts (P)	Jarred Foss (A)	Karen Kohler (A)
Maureen Glenn (P)	Gary Wilson (P)	Hannah Landsverk (A)
Steve Glenn (P)	Pat Paradise (A)	Eric Landsverk (A)
		Kelly Wieland (A)

Guests: Steve Pierce 2-221

Chairperson's Opening Comments: Teddy Lovgren

Teddy requested a volunteer to take notes for today's meeting; no one volunteered so the minutes will be limited. Roger is in the BoD Budget meeting and will not be in attendance. There are two PARs that Brian re-wrote that need Committee approval: Cranberry Creek Retention Pond and Bird Sanctuary Dredging.

Meeting Minutes approval [\[Attachment 1\]](#)

Dennis made a motion to accept the June 3rd meeting minutes as written and Brian seconded the motion. No discussion occurred and the minutes were unanimously approved.

Motions to the Board – BoD approved Chain Locking of the Anglia Park pedestrian gate adjacent to the car gate; Facilities plans to install a cypher lock on the pedestrian gate. Brian noted that the pedestrian gate was locked open because the car gate had apparently failed. Also approved \$12.5K expenditure for Lake Advocates Cranberry Creek Stream Walk and purchase of 14 swing mats for \$3,250. Purchase of video cameras for Parks is on hold pending BoD discussion of security cameras for Parks, Wells, etc. The BoD accepted our FY 2023/24 budget submittal. Also noted was the previous Facilities Manager is no longer employed at LLCC which will likely impact the start/completion of our 4 Park improvement projects. Gerardo has been promoted to an interim Facilities Manager position. He's very familiar with our HOA facilities and wish him success.

CAM REPORT: Roger [\[Attachments 2, 3, 4 & 5\]](#)

Roger was not in attendance, so Teddy summarized his written report (see attached).

Parks Report: Maureen/Steve [\[Attachment 6\]](#)

Mo and Steve summarized the results of the monthly park walk-thru. The parks overall are in good condition; exception is the chronic goose poop on the Inn Island. There's grass growing in the water at the shoreline at Log Toy and Way To Tipperary that needs to be removed. Teddy suggested contacting Jarred about removal of the grasses as one of the Park Volunteer Projects.

Docks/Floats Permits: Teddy - None.

Boat Registrations: Gary

Gary reported there are a couple of new boats that haven't had permits submitted.

LD Action Item List: Teddy [\[Attachments 7\]](#)

Teddy briefly reviewed action items and status. No significant progress was reported on any of the open actions. There was a brief discussion regarding a meeting with Erica Marbet, Water Resources Biologist for the Squaxin Island Tribe. This would be a follow-on meeting from a year ago to continue to exchange

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and discuss water quality conditions of the lakes, creeks, estuaries, etc. Roger has the action to coordinate the meeting.

SUBTEAM REPORTS

Long Term Lake Health: The PARs (re-written by Brian) covering next years planned Phase 1 Feasibility studies were reviewed using Joel's Redline versions.

Bird Sanctuary dredging: Due to the time it takes to get budget approval it was determined unlikely that funding would be available immediately (this fiscal year) so those proposed changes to paragraphs 3.d and 3.f were not accepted. Proposed change to paragraph 3.c was accepted. Dennis made a motion to approve the PAR and Teddy seconded. The PAR was approved unanimously. [\[Attachment 8\]](#)

Cranberry Creek Retention Ponds/Sediment Control Options: The Committee agreed to Joels redline change to paragraph 3.b and replaced reference to maps in 3.c with "not applicable at this time". Dennis made a motion to approve the PAR and Teddy seconded. The PAR was approved unanimously. [\[Attachment 9\]](#)

Brian briefly discussed the meeting with Ken Martig on June 28th regarding his report on the Cranberry Lake Detention structure and its status as a functional fish passage. During the meeting Ken provided pictures of a portable suction dredge that was used at one-time to perform spot dredging of soft sediment on Lake Limerick shoreline. He recommended that Lake Limerick consider this as an economical approach for "maintenance dredging" of both Lake Limerick and Lake Leprechaun. LLCC could lease or buy the equipment that would be operated by LLCC Facilities employees and HOA volunteers.

ACTION: LTLH Subteam to investigate feasibility to lease/purchase a portable suction dredge.

Parks Improvement: Dennis discussed status of the currently approved park improvements in light of recent changes in the Facilities Manager position. As previously mentioned, Gerardo is now the Facilities Manager. Installation of the new metal restroom doors with cypher locks at Old Lyme Park will be his first priority. The impact to the start/completion of the other Park restroom projects is TBD.

Installation of security cameras at our parks, dam, wells, and entrances was discussed. John McRoberts raised a concern about the number of cameras, storage costs and the ability to analyze the volume of data collected; focus should be where we are experiencing vandalism problems. These concerns will be discussed with Bruce Loften (WGM Security) in conjunction with finalizing the camera installations.

Lake/Dam Operations – Joel was not in attendance. Teddy provided the following status: The Dam Operations Manual is being updated to incorporate recommended changes to address lake level management. In addition, Gerardo is reviewing the document for LLCC's ability to perform maintenance tasks as currently prescribed. Those tasks not understood or unable to be performed, Roger will review with LD and Ken Martig for direction on document updates prior to submittal to the State (ECD 8/31).

OLD BUSINESS:

1. Changes Process: Dennis – see action items status.
2. Reserve Study Updates – Final Reserve Study Team meeting held June 28th. Final report/recommendations will be provided to the BoD and Associates Reserves.
3. Special Projects Manager – see CAM report
4. Network Drive for Committee Use – no new status; BoD looking for expertise within the HOA membership to identify solutions.
5. Lake Shore Compliance Audit – see action items status.

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NEW BUSINESS None.

Guest Input None.

Review of Commitments & Action Items: Action items updated.

Review of Motions to the Board: None.

Motion to Adjourn: Brian made the motion to adjourn, Dennis seconded and it was unanimously approved; meeting was adjourned at approximately 8pm.

Next Meeting – Saturday, August 5th, 9:30am in the Crows Nest & via Zoom

Look Ahead:

July 1 – “Lake Limerick Daze”

Aug 5 – Lake-Dam Committee Meeting

Aug 19 – Board of Directors Meeting

Aug 31 – Lake-Dam Committee Meeting at 6:30pm

Sept 2 – “End of Summer Bash”

Sept 16 – Board of Directors Meeting

Oct 7 – Lake-Dam Committee Meeting

LD CAM Report

August 5, 2023

Parks

- Log Toy and Olde Lyme Park arborist identified dangerous trees cutdown July 31
 - o Wood in process of being removed due to hornets
- Park swing mats delivered; install lake parks ECD August 11
- Due to damage, a new Anglia walkers gate adjacent to the car gate has been purchased
 - o Installation in process e/w a 2-sided mechanical locking keypad; ECD August 11
- Walkers gate near railroad tracks installed with 2 springs to close gate
- Olde Lyme park bathrooms have 2 metal doors ordered
 - o To be installed with delivered cypher keypad locks
- Log Toy park bathrooms installed with metal doors and regular door locks (temporary)
 - o Need to determine replacing fixtures with porcelain or stainless sink
- Pursuing bids for metal roofs
- Chris McMullen is the PM for Inn Island bank and bridge repair
 - o Working with Mason Conservation District for a bank design proposal
 - o Received bridge structural analysis from MC2 including recommended repairs
 - Chris and Gerardo are developing materials list and installation plan

Dams

- Completed updating periodic inspection and maintenance forms
- Facilities per schedule to inspect and perform maintenance

Lakes

- Water quality testing plan
 - o Monthly water quality samples completed on schedule; IEH labs analyzes; April, May, June & July YTD
 - o Results sent to LA for graphing; requested YTD report
- Data level loggers
 1. Hobo Link is resolving no data available issue from their cloud application; case # is being tracked; HCC supporting

Lake Advocates

- Confirming August 14 with LA for the Cranberry Lake Foundation to accompany LA for the Cranberry stream walk including assessing sediment in the lakeside retention basin.

**Lake Limerick
BUDGET TO
June 2023**

Variance	Lake Dam HOA Budget	Lake Dam HOA Actual		Lake Dam HOA Actual	Lake Dam HOA Budget	Variance	Lake Dam HOA Budget	75%
Revenue								
\$ 0	\$ 0	\$ 0	Lake Dam - Fishing Derby	\$ 10,023	\$ 0	\$ 10,023	\$ 0	
0	0	0	Total Revenue	10,023	0	10,023	0	
Cost of Goods Sold								
0	0	0	Total Cost of Goods Sold	0	0	0	0	
0	0	0	Gross Profit	10,023	0	10,023	0	
Operating Expenses								
0	0	0	Advertising and Promotion	99	0	99	0	
(94)	773	679	Insurance Expense	9,276	7,355	1,921	9,674	96%
(16,908)	19,700	2,792	Lake Expense	22,552	59,600	(37,048)	83,600	27%
0	0	0	Licenses and Permits	4,086	3,700	386	3,700	110%
974	0	974	Parks Expense	3,717	12,550	(8,833)	12,550	30%
162	0	162	Postage and Delivery	162	0	162	0	
(950)	950	0	Repairs and Maintenance	32	13,950	(13,918)	16,800	0%
(100)	100	0	Small Tools and Equipment	0	900	(900)	1,200	0%
(100)	100	0	Supplies	339	900	(561)	1,200	28%
(17,016)	21,623	4,607	Total Operating Expenses	40,263	98,955	(58,692)	128,724	31%
17,016	(21,623)	(4,607)	Operating Income (Loss)	(30,240)	(98,955)	68,715	(128,724)	23%
Other Income								
17,016	(21,623)	(4,607)	Income (Loss) Before Income Taxes	(30,240)	(98,955)	68,715	(128,724)	23%

Lakes, Dams and Parks Work Orders Log: 3 August 2023

Date	Priority (1,2,3)	Work Order Number	Task	Safety Issue (Y/N)	Assigned to	Due Date	Completion Date	Requestor/ Task POC	Project Status
6/20/2022	3	2022-16	Inspect Banbury boat ramp for tree root damage and advise LD committee re: recommended next steps.	N	Gerardo	11/30/23 6/30/23 11/30/22 11/1/22 7/8/2022		Roger Milliman	<p>7/20/23 -- Maintenance not satisfied with material used for golf course as being applicable for boat ramp. Black-tinted concrete will be laid after 31 October.</p> <p>7/6/23 -- Material being used on golf course. Will assess for application on boat ramp.</p> <p>6/23/23 -- CAM now investigating using an asphalt composite material. If successful, materials may be used for golf course and parking lot applications.</p> <p>6/8/23 -- Due to 7 day curing time for concrete, Rob proposed to move WO to 11/30 completion date and do the entire ramp with roughed up concrete for tire traction and long term reduction in maintenance costs.</p> <p>5/25/23 -- Met new Facilities Manager (Rob). Rob to rent cement mixer and repair boat ramp with concrete rather than asphalt. On shedule to revised / updated due date.</p> <p>5/11/23 -- Maintenance to fill with concrete rather than wait for asphalt availability.</p> <p>04/28/23 -- No change in status</p> <p>04/13/23 -- No change in status.</p> <p>3/30/23 -- No change in status</p> <p>2/23/23 -- Current plan is to use asphalt to repair. Held for availability. CAM will discuss use of concrete as a fix with Norm since sections of the ramp are made from concrete.</p> <p>02/02/23 -- No Change in status</p> <p>12/29/22 -- No Change in status</p> <p>12/16/22 -- No Change in Status.</p> <p>11/30/22 -- No Change in Status.</p> <p>(Reference 11/30/22 for historical status)</p>
6/23/2022	3	2022-19	Update Dam Operations Manual to address DOE email dated 9 June 2022 regarding emergency drawn down at both Lake Limerick and Lake Leprechaun.	Y	Roger	TBD 3/31/23 11/15/22 9/30/2022		Roger Milliman	<p>8/3/23 -- While waiting for DSO input, CAM, Chris and Gerardo to meet to investigate possible alternative method to exercise gate valve.</p> <p>7/20/23 -- WO Placed in Pending Status until DSO can support this issue.</p> <p>5/11/23 - 7/7/23 - No change in status.</p> <p>04/28/23 -- No change in status. Still held for State personnel availability.</p> <p>4/13/23 -- No change is status.</p> <p>3/30/23 -- Meeting held with Ken on 3/1; need mtg with DSO to confirm reqmnts; pending DSO personnel to support.</p> <p>2/23/23 -- Meeting scheduled for 3/1/23 with Ken, CAM and LD to confirm Statement of Work and Deliverables.</p> <p>02/02/23 -- Recommend 2 hr meeting with Ken Martig/LTLH subteam to scope SOW; Roger to coordinate.</p> <p>12/29/22 -- Proposal received from Ken Martig. CAM awaiting feedback from LD (requested feedback by 13 January). CAM to also coordinate final agreement with DSO to ensure it addresses DSO's concerns.</p> <p>12/16/22 -- Ken has yet to respond to proposal request. Roger to reach out to Ken again.</p> <p>11/30/22 -- Ken Martig has confirmed he needs to work on proposal. No ECD provided.</p> <p>11/3/22 -- LLCC awaiting proposal from Ken Martig. Inflows to be measured at Cranberry Creek, Leprechaun, and Bird Sanctuary.</p> <p>10/11/22 -- Video of butterfly valve test provided to DSO. Ken to provide proposal for in flow/out flow analysis to support modifying emergency Lake Limerick draw down process. New Due Date established.</p> <p>Status prior to October is archived</p>

Lakes, Dams and Parks Work Orders Log: 3 August 2023

Date	Priority (1,2,3)	Work Order Number	Task	Safety Issue (Y/N)	Assigned to	Due Date	Completion Date	Requestor/ Task POC	Project Status
2/21/2023	1	2023-02	Remove dead snags in the water from at Log Toy park fish dock. Also remove dead trees from Log Toy Park and Olde Lyme Park.	Y	Gerardo	11/30/23 8/7/23	4/21/2023	Dennis Muretta	<p style="color: red;">8/3/23 -- Log Toy Park trees and limbs removed. Olde Lyme Park trees downed, removal is held until nearby bees do not create a hazard to workers.</p> <p>7/20/23 -- BoD approved proposal. Work to remove trees and limbs from parks to commence on 31 July. Parks will be closed during the time work is being performed.</p> <p>7/6/23 -- Proposal from Green Diamond to be presented to BOD for approval. If approved, schedule will be requested from Green Diamond.</p> <p>6/23/23 -- CAM recommending Green Diamond to cut / removed trees from parks. Trees in common areas will be delimited, but trees will remain in their felled position. Large maple in Log Toy will not be felled.</p> <p>6/8/23 -- Report Received. LD input provided to CAM re: interest in keeping some viable trees for wildlife and esthetics. 3 bids currently in work with tree removal companies.</p> <p>5/25/23 -- Report expected on 26 May.</p> <p>5/11/23 -- Arborist hired to assess Log Toy, Olde Lyme and Common Area trees. Report due soon. Request to BOD to remove trees will be based on report.</p> <p>4/28/23 -- Tree in water at Log Toy removed. CAM to meet with arborist on 1 May to access Log Toy, Olde Lyme, and other LLCC common areas.</p> <p>4/13/23 -- LLCC to hire arborist to assess trees in parks and certain common areas for safety. Tree removal will be based on arborist's report.</p> <p>2/20/23 -- WO Based on park review with LLCC/LD Members 2/20/23</p>
4/13/2023	2	2023-03	Install Data Logger at Lake Leprechaun Dam/Spillway	N	Gerardo	5/1/2023		Roger Milliman	<p>7/22/23 -- WO moved to Pending status until cell coverage can be provided and data collection company (HOBO) capability is working. BTW Data collection at Limerick remains non-operable. HOB0 advised LLCC pone settings to access data is not correct. Maintenance and HCC to review and advise.</p> <p>5/25/23 - 7/6/23 - No change in status.</p> <p>5/11/23 -- Limerick Dam data logger repaired. Inn data logger to be returned to vendor for repair. Install at Leprechaun once cellular coverage allows.</p> <p>4/28/23 -- CAM to replace batteries in data logger at inn confirm that it is functional then install at Leprechaun. Future data downloads will be via Blue Tooth until better cell coverage is available.</p> <p>4/13/23 -- Leprechaun held for better cell coverage. Lake Limerick datalogger is currently not reporting data correctly. CAM working with Hood Canal Cable for a solution.</p> <p>4/13/23 -- Action is a moved to this WO Log Sheet from LD Action Item Status.</p>

Lakes, Dams and Parks Work Orders Log: 3 August 2023

Date	Priority (1,2,3)	Work Order Number	Task	Safety Issue (Y/N)	Assigned to	Due Date	Completion Date	Requestor/ Task POC	Project Status
4/13/2023	1	2023-04	Request Lake Advocates to provide Report on the results of the Lake Leprechaun core and visual surveys from 2022 and 2023. Including Dredging recommendations, locations, mechanical vs hydraulic, permit requirements, cost estimate, etc.	N	Roger	6/30/23 7/31/2023		Ted Lovgren	8/3/23 -- WO Task updated. 2023-04(a) added to address Bathymetric Study. 7/20/23 -- Still awaiting feedback from LD Committee. 7/6/23 -- Draft report received. LD requested to review and comment. 6/23/23 -- On schedule. LLCC has provided all required data to LA for the report to be generated. 6/8/23 -- No change in status. 5/25/23 -- On schedule. 5/11/23 --Report due 30 June. 4/28/23 -- Bathymetric survey completed for both lakes on 28 April. Data to be provided to LA for reporting back to LLCC. CAM to remind LA of need for recommendation for dredging areas at Lake Leprechaun. CAM will also request an ECD for the report and provide to Lake Dam Comm. 4/13/23 --Moved from LD A-I List 4/13/23 in order to capture all LLCC / CAM Actions in one place.
8/3/2023	1	2023-24(a)	Provide feedback to LA regarding latest draft Bathymetric Survey Report	N	Roger	8/31/2023		LD LTLH	8/3/23 -- CAM is held for feedback from Brian Smith as Chair of the LTLH Subcommittee. 8/3/23 -- CAM to schedule interview with PM Candidate.
4/13/2023	1	2023-06	We should add revising/updating the Project Manager job description. I pinged Roger and John on this action.	N	Roger	8/31/23 ASAP		Ted Lovgren	7/20/23 -- Water Manager and Interim PM (Chris) working Inn Island and Bridge Projects. BoD Exec Committee s reviewing recommended Candidate for PM Position. 7/6/23 -- No change in status. 6/23/23 -- No change in status. 6/8/23 -- No change in status. 5/25/23 -- CAM tasked with updating job description for BOD review prior to interviewing candidate. 5/11/23 -- BOD Executive Committee to review approach to fill position 20 May. 4/28/23 -- Stake holders met on 27 April to update the PM roles and responsibilities. Executive Committee to review and provide feedback / path forward. 4/14/23 -- Carry over from previous LD / BOD action items
5/23/2023	2	2023-12	Procure and install swing set safety mats in all parks with swings per Rob's proposal	N	Gerardo	8/10/23 TBD 6/23/2023		Roger Milliman	8/3/23 -- Mats received. Mats to be installed at Angelia, Log Toy, Banbury, Tipperary and Inn Parks as test sites. Based on success (no vandalism etc), the balance of mats will be installed at Leprechaun and Olde Lyme. 7/20/23 -- No known change in status. CAM to follow up. 7/6/23 -- Yet to be received. Christy to follow up with ECD. 6/23/23 -- All mats ordered. Mats to be installed once received at parks with hosts. Mats at Olde Lyme to be installed once mats have been successfully proved to meet LLCC's objective of reducing maintenance costs. 6/8/23 -- WO held for BOD approval of LD's motion to procure 14 mats. 5/25/23 -- Roger authorized Rob to procure 2 as a test case for possible application in all parks. 5/23/23 -- Per Roger Email on 5/5/23 and addressed within Park Maintenance Monthly Report (Swing Divots)
6/7/2023	1	2023-20	Water quality report from May testing - Provide due date	Y	Roger	12/31/23 6/8/2023		LD/BoD	8/3/23 -- CAM to request a copy of the charts associated with the data collected on a monthly basis with a very brief summary of what the chart is telling us and whether LLCC has any action. 7/20/23 -- IEH reports from May, June sent to LA. July testing performed. CAM only expects one summary report of all testing by 31 December unless something exceptional needs to be communicated to LLCC. 7/6/23 -- Still awaiting report from LA. CAM to request new ECD. 6/23/23 -- Data received from IEH. Provided to LA for Reporting. June samples taken and provided to IEH 6/8/23 -- Report requested. ECD TBD.

Lakes, Dams and Parks Work Orders Log: 3 August 2023

Date	Priority (1,2,3)	Work Order Number	Task	Safety Issue (Y/N)	Assigned to	Due Date	Completion Date	Requestor/ Task POC	Project Status
6/7/2023	2	2023-21	Confirm dam maintenance was performed and Gerardo is on board with process and documentation	N	Rob	6/8/2023	7/21/2023	Roger Milliman	7/20/23 -- Manual provided from Ken to the updated checklist. Update the verbiage in the manual to reflect Ken's input. WO Closed. 7/20/23 -- CAM to follow up with Ken for ECD on when his input can be expected. 7/6/23 -- Manual provided to Ken for updating for current requirements and LLCC needs and abilities to meet requirements. 6/23/23 -- Gerardo reviewing document for understanding and ability to perform. Questions regarding tasks to be performed will be posed to Ken Martig for clarity and whether the tasks are truly required.
6/9/2023	1	2023-24	Install mechanism to ensure limerick dam gate (railroad side) closes entirely after each use	N	Gerardo	6/28/2023	7/28/2023	Roger Milliman	8/3/23 -- New springs installed. WO Closed. 7/20/23 -- 3rd set of springs ordered in dial in to desired tension to close the door safely. 7/6/23 -- Facilities re-assessing spring tension to safely close gate. 6/23/23 -- Spring procured. On schedule. 6/8/28 - Outcome of discussions during LD / CAM WO meeting on 8 June 2023.
6/23/2023	1	2023-25	Perform Cran Creek Stream Walk	N	Roger	8/31/23 7/31/2023		LD	8/3/23 -- CLF working interenally to find a mutually agreeable date to support the walk. Goal is to complete by end of August. 7/20/23 -- Walk scheduled for 12 August. CLF notified. 7/6/23 -- LA is expecting to perform walk in August. ECD TBD 6/23/23 -- Follow on to proposal received as part of WO 2023-07. This WO supports LTLH subcommittee actions related to sediment in Limerick.
6/23/2023	2	2023-26	Fix door of access panel at Dam Pedestrian gate so it cannot be pryed open more than it already has been.	N	Gerardo	6/28/2023	7/28/2023	Roger Milliman	8/3/23 -- Fixed. WO Closed. 7/20/23 -- CAM to follow up with Gerardo as to whether this has been accomplished. 7/6/23 -- CAM to advise Maintenance of this WO. ECD TBD. 6/23/23 -- WO generated based on Joel's inspection of Dam access door on 23 June.
7/14/2023	3	2023-29	Lep Dam Spillway grass and Tipperary Park shoreline to be mowed.	N	Gerardo	7/30/2023		Roger Milliman	8/3/23 -- Expected to be complete by 8/10/23. 7/20/23 -- CAM to advise Maintenance of this WO Per Glenn's Monthly Park Maintenance Report
7/14/2023	1	2023-30	Address Log Toy Park dock (pole and bumper)	Y	Gerardo	7/30/2023		Roger Milliman	8/3/23 -- Pole replaced. Bumper to be reset by 4 Aug. 7/20/23 -- Maintenance advised of this WO Per Glenn's Monthly Park Maintenance Report
8/2/2023	1	2023-31	Repair Inn Island erosion	Y	Chris	TBD		Roger Milliman	8/3/23 -- Chris reported he is working with Mason County Conservation District to seek options to repair the island and minimize future erosion. Input from MCCC expected by 10 August.
8/2/2023	1	2023-32	Perform maintenance to Inn Bridge	Y	Chris	12/31/2023		Roger Milliman	8/3/23 -- Chris and Gerardo to meet to start planning to repair / maintain bridge in accordance with recent engineering report and recommendations.
8/3/2023	1	2023-33	Restore data logger communications and ability to download data.	N	Gerardo	8/11/2023		Roger Milliman	8/3/23 -- Gerardo and HCC to test reboot intructions provided by HOBO (data logger supplier) in order to capture lake height data.

PARK MAINTENANCE MONTHLY REPORT

DATE

July 14 2023

Friday

		YES/NO	Needs Attention
ANGLIA BEACH			
	Garbage can(s) empty? (They are emptied Mon & Fri)	No	X
	Dog Station has poop bags available?	Yes	
	Litter picked up?	Yes	
	Restroom is cleaned and stocked? (Done Mon & Fri May1-Oct 31)	Yes	
	Lawn mowed recently?	No	
	Ground debris cleaned up?	Yes	
	All debris removed from spillway?	Yes	
	Safety floats are above the water at the spillway?	Yes	
	Notes:		
	1st bathroom needs toilet cleaning		X
	Bee hive on roof (backside of life jacket station)		X
BANBURY PARK		YES/NO	
	Garbage can(s) empty? (They are emptied Mon & Fri)	1/4 full Yes	
	Dog Station has poop bags available?	Yes	
	Litter picked up?	Yes	
	Restroom is cleaned and stocked? (Done Mon & Fri May1-Oct 31)	Yes	
	Lawn mowed recently?	No	
	Ground debris cleaned up?	Yes	
	Notes:		
CLUBHOUSE/INN		YES/NO	
	Garbage can(s) empty? (They are emptied Mon & Fri)	1/4 full Yes	
	Dog Station has poop bags available?	+ full on island Yes	
	Litter picked up?	Yes	
	Lawn mowed recently?	No	
	Ground debris cleaned up?	Yes	
	Are pathways swept?	Yes	
	Is the roof free of debris?		
	Notes:		
	Goose poop on island		X
	Golf cart driven over bridge		

		YES/NO	Needs Attention
LEPRECHAUN PARK	Garbage can(s) empty? (They are emptied Mon & Fri)	1/4 full Yes	
	Dog Station has poop bags available?	Yes	
	Litter picked up?	Yes	
	Lawn mowed recently?	No	
	Ground debris cleaned up?	Yes	
	Debris removed from spillway?	Yes	
	Notes: Spillway grass needs mowing		X
LOG TOY PARK	Garbage can(s) empty? (They are emptied Mon & Fri)		
	Dog Station has poop bags available?	Yes	
	Litter picked up?	Yes	
	Restroom is clean and stocked? (Done Mon and Fri May 1-Oct 31)	Yes	
	Lawn mowed recently?	Yes	
	Ground debris cleaned up?	Yes	
	Notes: Lots of little lily pads & lots of grasses on shoreline		X
	No paper towels or holder in bathroom		X
OLDE LYME PARK	Garbage can(s) empty? (They are emptied Mon & Fri)	1/2 full Yes	
	Dog Station has poop bags available?	Yes	
	Litter picked up?	Yes	
	Restroom is clean and stocked? (Done Mon and Fri May 1-Oct 31)	Yes	
	Lawn mowed recently?	No	
	Ground debris cleaned up?	Yes	
	Notes: Dock on point has one pole that keeps on-		X
WAY TO TIPPERARY	Garbage can(s) empty? (They are emptied Mon & Fri)	1/4 full Yes	
	Dog Station has poop bags available?	Yes	
	Litter picked up?		
	Restroom is clean and stocked? (Done Mon and Fri May 1-Oct 31)		
	Lawn mowed recently?		
	Ground debris cleaned up?		
	Notes: New metal door on 1 bathroom		
	Shore grasses should be pulled		X

getting
taken
out
Bumper
needs
fixing
Pole is
behind
Park Host
(Dale)
Shed.

Lake/Dam Committee Action Item Status

As of: 5August2023

Commitments & Action Items	Date Assigned	Assigned To	Due Date	ECD / Status
Define a process for coordinating rule changes with members prior to implementation.	1-Sep-22	Dennis	TBD	<p style="text-align: center;">CLOSED</p> <p>5Aug2023 Recommended that this be addressed as an update to the Committee Guidelines - see August meeting minutes.</p> <p>6May2023 Dennis provided status update during the LDC meeting - see meeting minutes</p> <p>15April2023 Dave provided his writeup on a change process for review/evaluation.</p> <p>7Jan2023 Dave to coordinate with Dennis regarding existing processes for LLCC rules changes and coordination.</p> <p>5Jan2023 change process (Draft) sent to LD Committee for review/comment.</p> <p>Action resulted from discussion of e-foil concerns raised during Sept 1st mtg. Need to establish change process.</p>
Establish Lake Limerick/Leprechaun Shoreline Guide for LD and Compliance Committees to use as an audit tool in order to begin reigning in the many violations observed (but not often reported) by members.	7-Jan-23	Duane	31-Aug-23	<p>5Aug2023 Duane committed to complete by next LDC meeting.</p> <p>Recommend reviewing LLCC CCRs & Architechural Committee Guidelines, ByLaws, Declaration of Restrictions, etc. on LLCC Website, Association Documents.</p>
Perform Shorline audit in Spring 2023 for non-compliances; non-permitted boat lifts/docks/floats, unauthorized intrusions/constructions, e.g. beach retaining walls, fences, etc.	7-Jan-23	Lake-Dam	TBD	Placeholder for Spring/Summer LD Committee activity. Volunteers will be needed.

Lake/Dam Committee Action Item Status

As of: 5August2023

Commitments & Action Items	Date Assigned	Assigned To	Due Date	ECD / Status
Provide Lake Level data history/files that is basis of motion for 12 inch wier board height.	4-Mar-23	Teddy Christy	TBD	22May2023 Data forwarded to Office for conversion (PDF) and consolidation for posting to LLCC Website. 1May2023 Joel provided Teddy picture (JPEG) files of data located in LLCC paper files. Need to convert to PDF and store to LLCC data files for historical
LTLH Subteam to investigate feasibility to lease/purchase a portable suction dredge (including permit requirements).	29-Jun-23	LTLH	TBD	Ken Martig provided photos of a portable suction dredge being used on Lake Limerick (in the 80's/90's?). Suggested as a more economical approach to dredging of both lakes.
Gary to follow-up on Boat registration actions for boats that are not registered and/or do not meet requirements.	5-Aug-23	Gary	TBD	Boat located at 3-085 exceeds LLCC Boat size limit. Boat located at 3-158 lacks numbers and LLCC registration sticker.
Lake Patrol Guidelines need to be updated to indentify BoD authorization and use of Go-Pro camera for video/audio recording.	5-Aug-23	Dennis & Lou	TBD	Lake Patrol has raised concerns that use of Go-Pro camera by LP members to record (audio/video) encounters with Boat owners is not authorized by the BoD.
Request LLCC Office to send out notification "email blast" - regarding ski course usage	5-Aug-23	Dennis	ASAP	Compose Ski Course notification that addresses return of loose buoys to LLCC office and Ski Course usage rules for upcoming "End of Daze" ski competition (extended pratice times).

PARK IMPROVEMENT PROJECT STATUS

1) **Installing steel doors:** Did we complete install the second door on Way to Tipperary Park restroom and did we learn anything from install.

YES, BOTH OUT SWING STEEL DOORS ARE PAINTED AND INSTALLED WITH TEMPORARY STANDARD DOOR LOCKS. WE LEARNED THAT DOOR OPENINGS ARE NOT STANDARD WIDTHS; GERARDO HAD TO GRIND DOWN CEMENT BLOCK IN ORDER FOR 2nd DOOR TO FIT. **REQUEST L/D DETERMINE REPLACING 2 TOILETS AND 2 SINKS WITH EITHER PORCELAIN OR STAINLESS. DO YOU WANT FACILITIES TO PROVIDE OPTIONS?**

Also, Geraldo was looking for some smaller width doors for Old Lyme. Any success.

YES, 2 STEEL DOORS ARE ORDERED FROM HOME DEPOT @\$678 EACH PLUS TAX

LD RESPONSE; Great job by Geraldo. Recommend at this time that broken toilets/sinks be replaced with porcelain units of similar configuration. In early L/D discussions, it was decided to recommend maintaining existing porcelain fixtures in all restrooms to minimize remodel costs

2) **Installing cypher door locks:** I had previously asked if Rob had changed planned lock types from that which we had initially proposed. Was not clear if functionality of his proposed lock type matched ours. Basically, what is the cypher lock plan and are they to be installed coincident with the new steel doors? YES ORDERED CYPHER LOCKS HAVE THE SAME FUNCTIONALITY AND WILL BE INSTALLED AT OLDE LYME WITH OTHER BATHROOMS TO FOLLOW

L/D RESPONSE: Good. The self-locking/unlocking function of the original locks is considered an important safety feature

3) Reroofing park restrooms and outbuildings-

I believe we have one estimate to reroof these facilities and we're hopeful of getting a second bid. Did that occur and is there any hope of starting his project. BRAD MORRIS HAS NO SHOWED TWICE FOR SCHEDULED MEETINGS TO REBID HIS JUNE 2022 BID @\$17,425 NOT INCLUDING PLYWOOD WHERE NEEDED; CONGENT BID ~\$28K; GERARDO HAD ANOTHER ROOFER BID PARKS 2 WEEKS AGO AND NO BID RECEIVED TO DATE

I know Joel just got a roof redone by Fick's roofing on Brookdale. Have we considered alternate roofers? GERARDO IS CONTACTING FIKES ROOFING TO OBTAIN BID

L/ D RESPONSE; 1) If we can not find a second supplier willing to bid on our reroof job, it may be time to consider alternatives: a) request the Board fund the Congent bid at \$27K (plus \$10K over budget) or b)

solicit bids for composition roofing to understand pricing/scheduling differences. 2) the proposed color for Metal Roofing is MIDNIGHT BRONZE. Suggest you note this in our book of standards.

4) Upgrading Banbury restroom for year around use.

Any effort?

THIS CURRENT YEAR APPROVED PROJECT HAS STARTED; ON MAY 23 I EMAILED A RAM ELECTRIC \$3590 BID TO INSTALL POWER FROM PUD3 POLE TO BATHROOM AND I HAVE NOT TO DATE RECEIVED LD APPROVAL. **REQUEST L/D APPROVAL TO FUND POWER POLE INSTALLATION @\$3590**

L/D RESPONSE: Clarification on the need for a new power pole to extend existing power to the restroom is needed. There is currently a power pole with power distribution box approximately 15 feet from the restroom. On the surface, it seems like a line could be trenched from this pole to the back of the restroom for considerably less cost than \$3590? To fully understand the proposal we would need to see details of the estimate. Also suggest getting a second bid.

LLCC Sport Court Upgrade

Pickleball courts are not being used largely do to their poor condition

Upgrading LLCC Sport courts is a **single expense** that will have long lasting positive impact to the community

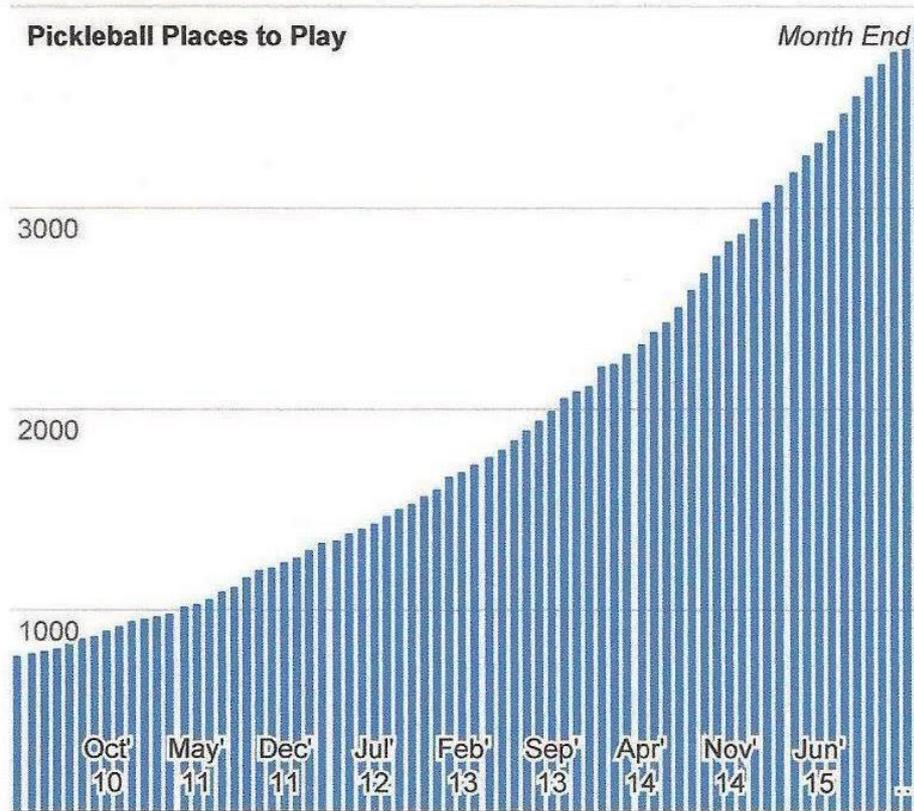
Upgrading courts next year will bring Pickleball back to LLCC and will save \$30,000

Current LLCC Pickleball Court Problems

- Cracks in asphalt are difficult or impossible to fix for long term
- Distance from serving line to fence is not acceptable for good court design *
- Balls in adjacent courts cause play interference
- Need bulletin board *
- Balls ending up across Tennis court are a nuisance to retrieve
- Inadequate resting/socializing area *
- Need professional painting like Mason lake courts *
- Courts do not address the long term growth of Pickleball for our community

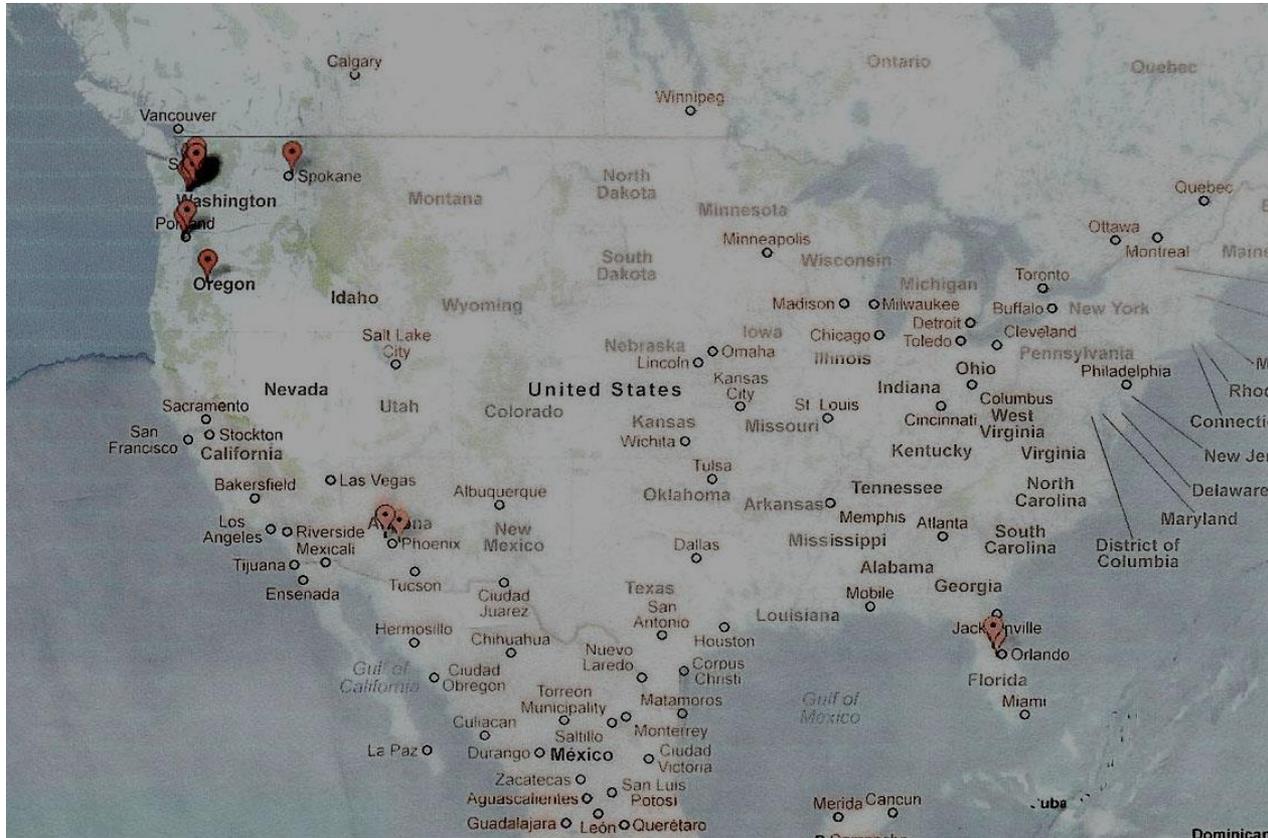
* See next slide for Mason Lake example

Pickleball in the USA (2016)



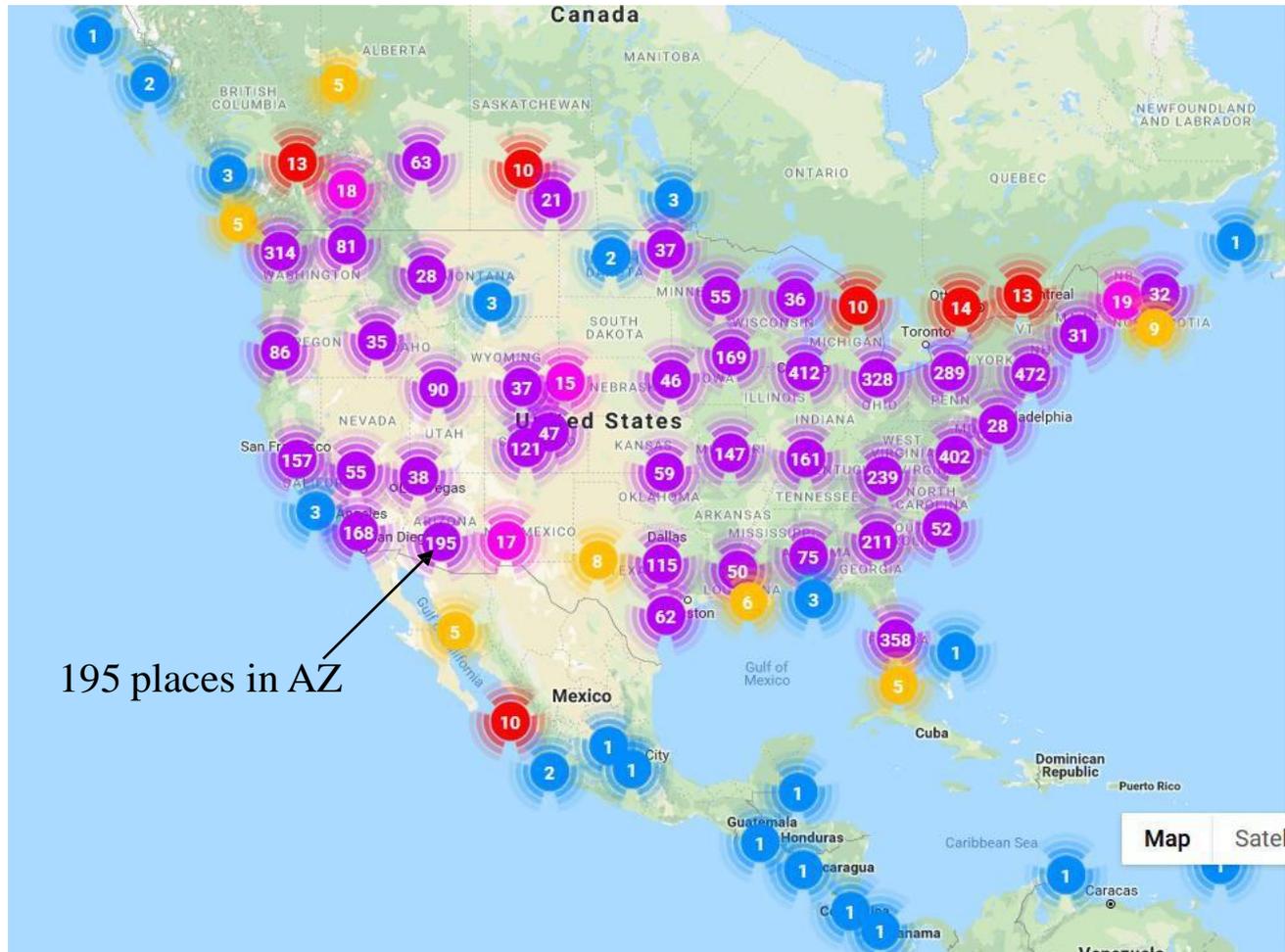
Increasing 100
per Month in 2016

Pickleball Sites Year 2000



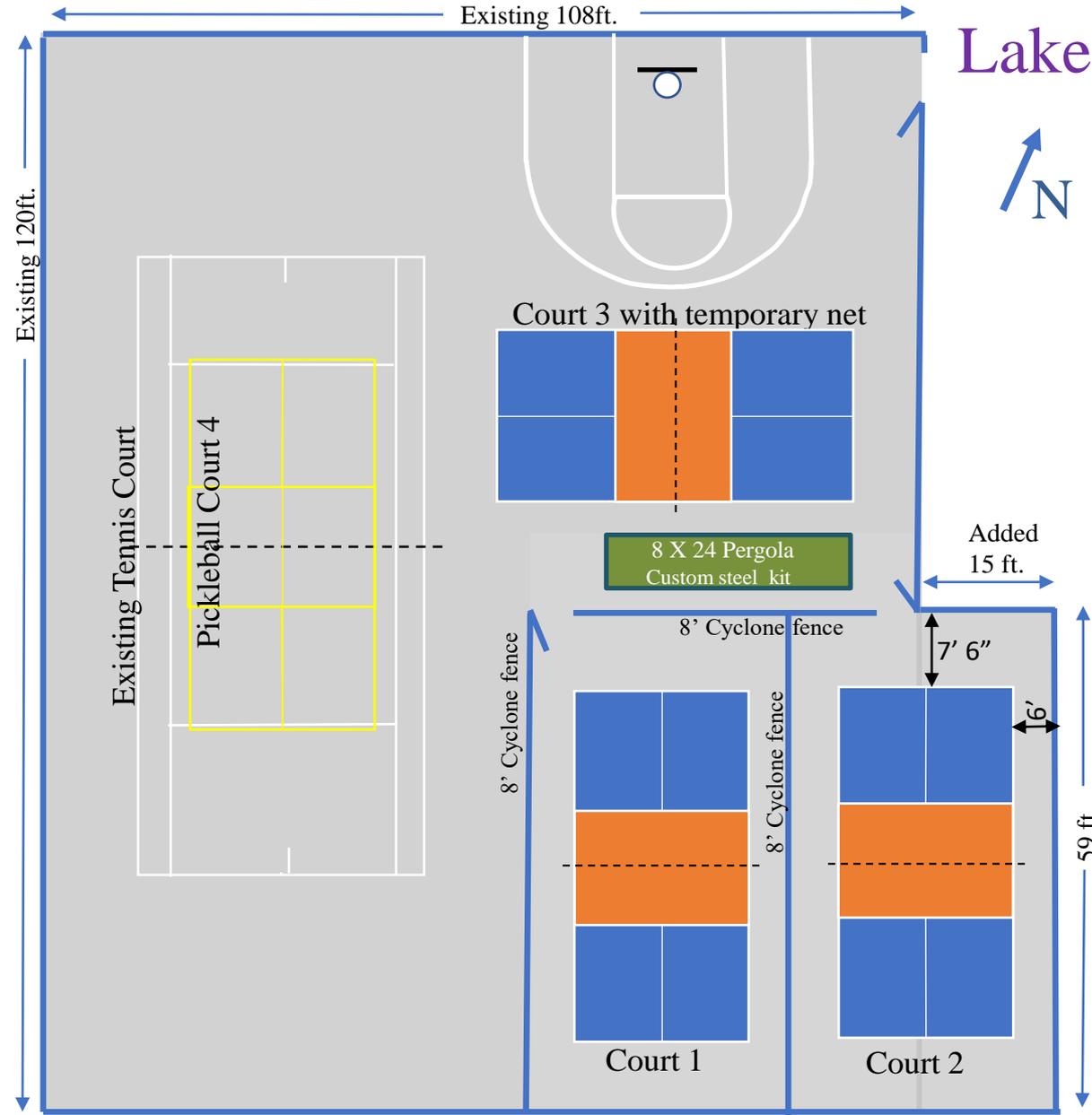
Happy Trails and AZT were the only courts in Arizona

Pickleball Places to Play in USA 2019



195 places in AZ

Lake Limerick Sport Courts



- Court 3 uses temp nets when needed check out net at pro shop
- Entire concrete slab is painted, color TBD
- Three Pickleball gates can be padlocked and are ADA
- Pickleball courts 1 and 2 have 6' space on sides and 7.5' on the service line minimum
- If post tension concrete is not used we need engineering to insure no cracks will appear in the next 50 years
- Existing slope to the lake is maintained for drainage (1%)
- TBD trees need to be removed
- Basketball hoop will not be moved, height of hoop will be adjusted after slab is poured
- Court line widths will be per Tennis, Basketball, Pickleball requirements, no striping using parking lot striping tools
- Bulletin board provided in Pergola area with lock
- Existing 9' 8" Cyclone fence on perimeter, other heights as noted
- Tennis court and Court 4 not moved
- Horseshoe area and big rock not impacted
- Future four courts added in Tennis area with temporary nets, no impact to Tennis court.

Aug. 2, 2023

Approximate scale in feet



LLCC Sport Courts Budgetary Cost Est.

Concrete	\$88,000??
Cyclone fence	\$12,000??
Douglas posts & net hardware	\$4,000
Pergola	\$5,000
Court Surfacing	\$30,000??
Misc.	\$10,000
Chairs and table	\$1,500
Surveillance Cameras	?
Total Budgetary cost	\$150,500
Less Pickleball players input	-\$30,000
Total Cost to HOA	\$120,500

Pickleball Court Finance Assistance

To insure the Pickleball courts upgrade will become a reality a few Pickleball players will commit to contributing \$30,000 for construction if:

- Budget approval and construction occurs next Summer
- Project is managed properly to insure no cost overruns
- Courts are built per drawings approved by the Lake Dam, HOA board, Mason county, and Pickleball investors

Provide comments to Lake Dam committee or John Torkelson
johnkerrytork@yahoo.com