



LAKE LIMERICK COUNTRY CLUB

BOARD OF DIRECTORS

Minutes

April 21, 2018

9:00 AM

1. **PRESENT:** President Paul Wagner; Vice President Kelly Evans; Treasurer Mike Prather; Secretary Brian Smith; Directors Norm Bartoo, Sharon Hamilton, Dave Kohler, Roger Milliman, John Torkelson, Phyll Antonsen (for Don Bird)

EXCUSED: Water Committee Chair Don Bird (ex officio)

2. **APPROVAL OF MINUTES**

Action: *Motion to Approve minutes of March 17, 2018 made by Dave Kohler, seconded by Sharon Hamilton, passed with no nays.*

3. **FINANCIAL REPORT**—Treasurer Mike Prather

Treasurer Mike Prather reported that Golf income saw a jump resulting from Annuals sales. Staff has been doing a great job of collecting past due payments. Staff is looking at increases in fuels usage. LLCC is starting to invest reserve funds in short term CDs. Legal services debts have been audited to ensure accuracy as they are being paid off. Banking fees will continue to be reduced with the switch in banks. CAM Deborah Wallace has produced several new reports to track cash balances. Mike Prather has suggested that the graphic display of operating account (AKA the “Norm” report) be discontinued since going to monthly billing cycles has stabilized income versus outgo, and the Association’s cash balances can handle periodic large expenses like payrolls. One member (03-290-292) complained of problems with their water and dues payments for the last three months, which staff will look into.

Action: *Motion to Approve Financial Report made by Kelly Evans, seconded by Roger Milliman, passed with no nays.*

4. **ADDITIONS TO THE AGENDA**

- a. John Torkelson requested adding an item on Inn Exterior Upgrade/Window in Great Hall.

5. **GUESTS FROM THE FLOOR**

Requests to be added to the agenda

- a. Greens Committee Chair Vern Duggan requested that a full accounting be made of all golf related expenses, and income, to determine the true cost of golf operations to the Association. President Paul Wagner replied that such an accounting was already underway and the item was not added to the agenda.

- b. Member Bob Kostelecky requested that the issue of over-winter trailer permits be added to the agenda. This topic was already on the agenda as item 10b.

6. CONSENT AGENDA—Motions to Board from Committee Minutes

The placement of the shed recommended for purchase by the Inn Committee was questioned. It will be placed on the North side of the Inn next to the dirt berm and will not be visible from the restaurant and patio areas.

Action: *Motion to Approve Consent Agenda and Committee motions, in particular the Architectural Committee report made by Dave Kohler, seconded by Norm Bartoo and passed with no nays.*

7. PRESIDENT'S REPORT- President Paul Wagner

President Paul Wagner reported that things are going well for the Association. With debt issues addressed and money in the bank, he is now focusing on specific problems, rather than having just to keep the ship afloat. He reported that the case of an LLCC employee accused of embezzling funds about five years ago had finally gone to trial in Mason County court after about 13 postponements, but that the jury had acquitted the former employee. He pointed out that many of the best cash practices and procedures in place now, including use of the new Point of Sale system, were not in use at the time of the alleged embezzlement.

8. COMMUNITY ASSOCIATION MANAGER'S REPORT-CAM Deborah Wallace

Community Association Manager Deborah Wallace passed out some income comparison sheets. Golf showed a \$20,000 increase in income over the same time last year. CAM Wallace believes this is in part due to LLCC golfers being more welcoming to public golfers. Paul Wagner also thinks the winter sanding is making the course more playable. Dave Kohler requested a similar comparison for Golf expenses, and Paul Wagner indicated that was going to be worked on in the next week. CAM Wallace reported on the status of a number of projects: Inn Deck Repair—project approved and waiting for staff availability; Exterior Painting Inn—hard to find available painters in Mason County. The Sherwin Williams representative suggested three painters, one an LLCC resident. Kelly Evans again requested that the proposed color scheme be used in an available application that applies the colors to a picture of the wall or building to be painted; Property Cleanup—nuisance conditions on a lot in Road of Tralee will be cleaned up April 25; Inn Island Mitigation—Mason County Conservation District has recommended some potential contractors for soliciting bids; Rain Garden in the Golf Course—waiting for the weather and the ground to dry up; Street Signs—Mason County has ordered the new street sign and they should begin installation in May. CAM Wallace will contact Committee chairs to get input on how the old signs might be sold off, and to what

member benefit any money generated should be put. Inn Electrical/Dishwasher Installation—when staff was getting ready to install a new dishwasher, it became apparent previous electrical work had been improperly done. PUD 3 has requested that LLCC perform a load calculation for determining transformer requirements and connection requirements. This request came about as part of the planned installation of a high Temperature dishwasher in the Inn Kitchen. CAM Wallace estimated an electrical engineering firm would charge \$1950 for the work. CAM Wallace will get the technical details of the problems and past them to John Torkelson, Pat Paradise and Sparky. Lake Treatment—contract with Aqua Technix signed and treatment will proceed as planned; Navy Lease—There is a new point of contact at the Navy, and she does not have any surveys of the property. Several members thought there was already a survey. Brian Smith questioned why it wasn't the Navy's responsibility to survey property since they plan to charge LLCC for the extent to which LLCC facilities are on Navy property. CAM Wallace has received two survey quotes for Olde Lyme and Leprechaun Parks, and proposed that we might bundle all three surveys. CAM Wallace will forward the latest communication from the Navy. Paul Wagner also recalled that the Navy plans to charge a \$13,500 administrative fee to process whatever lease deal is negotiated. Olde Lyme Park—Installation of 2 additional PUD lights is proceeding. CAM Wallace reported that tree removal and limbing for \$3,400 is awaiting Board approval, and dirt moving and brush removal is awaiting staff availability. Brian Smith requested that the brush removal proceed before dirt moving, etc.

CAM Wallace is working on the budget, and the Department heads will be turning budget needs next week. Dave Kohler reminded everyone that the Lake Dam Committee had already turned in its budget proposal as requested and asked if other committees had done likewise—answer is no. CAM Wallace closed with the observation that it had been very helpful for the Maintenance Director and her to meet with the Lake Dam Committee to review outstanding work orders and future needs. Brian Smith suggested that when Inn painting bids are solicited, LLCC also get estimates as separate elements in the Scope of Work for the Snack Shack and the Pro Shop/Café to be painted the same color.

9. OLD BUSINESS

a. **New Website update**—Dave Kohler

As the website construction is wrapping up, Ron has proposed that the Golf establish its major web presence on a Golf Now platform. Some security questions still need to be resolved, as do income loss implications.

b. **Update on Cranberry Creek Mitigation Site**—Mike Prather

Mason County Conservation District crews worked on the mitigation lot last week to remove dead ivy. We, and the property owner, think they did a good

job. Next week they will be planting native species, then work on felling the tree intended to provide instream habitat enhancement.

- c. **Navy Easement Negotiation**—Kelly Evans
Covered in CAM Wallace’s report.
- d. **Deck Repair Update**—CAM Deborah Wallace
The project is approved, engineering confirmed, and it is ready to go.
- e. **Maintenance Personnel Update**—CAM Deborah Wallace
Still searching for a temporary part-time maintenance person. Advertised on Indeed. Applicants so far not qualified. CAM Wallace will try advertising on Craig’s List.

10. NEW BUSINESS

a. **Proposed North Ranch Biosolids Lagoon**

Mason County and the state Department of Ecology are considering permits to allow the construction of a biosolids lagoon at the North Ranch facility on Webb Hill Road. Roger Milliman and Brian Smith summarized many of the issues associated with the project based on their research earlier in the week, and communications with Mason County and Department of Ecology staff. The comment period on the environmental evaluation/ determination of non-significance expires April 22, 2018. Lake Limerick had not been identified as downstream from the facility and potential impacts from routine operations and emergency/catastrophic failure events had not been analyzed. Association members had sponsored a Wednesday night meeting to discuss the proposal with others who have fought similar proposals elsewhere. After a lot of discussion by Board members and LLCC members in attendance, the board decided to request an extension of the review period.

Action: *Mike Prather moved the Board send to the Mason County Commissioners and State Ecology stating we think public discussion period wasn’t adequate and requesting an extension so that more discussion can be had before any decision is made, seconded by Norm Bartoo and passed with no nays.*

Roger Milliman and Mike Prather volunteered to take the lead in preparing the letter prior to the midnight Sunday deadline, and to share the letter with the rest of the Board to ensure it accurately reflected the Board’s concern.

b. **Trailer Overwinter Permit Policy**

Brian Smith summarized an issue paper (attached) he prepared concerning the history of allowing trailers and RVs to left on “camping” lots (without houses) over the winter. Prior to 2006, travel trailers/RVs were not allowed to be left on lots without houses when not in active use. In the 2006-2008, this policy was modified on an experimental basis. After 2008, the Architectural Guidelines

were modified to allow trailers with an LLCC permit to remain on lots for occasional use during the winter. In 2016, the Board required winter trailer permit holders to sign in when using their trailer/RV as a means of monitoring actual usage. Over time, the Board had established a minimum use of 12-15 days to justify winter trailer use, and restricted use to not more than 15 days/month to ensure that the trailers were not being lived in full-time. Over the 2016-2017, none of the 12 permittees met the minimum use requirements as evidenced by the sign-in sheets. At its July 2017 meeting, the Board rescinded the winter trailer permit policy, but was persuaded by a few permittees to provide exceptions for one more year under several conditions. For the 2017-2018 winter, 6 permits were issued. Only two permittees met the minimum use requirements as indicated by the sign in sheets.

Trailers left on lots that have no apparent activity for weeks and months become attractive nuisance to neighbors. In 2016-2017 year, vandals and burglars broke into several travel trailers. In 2017-2018, one trailer was set on fire and destroyed. Trailers that don't move for years often become broken down eyesores, and incapable of being moved. As such, they violate the Declarations of Restrictions. A cursory one-time count by LLCC security in December 2017 found 10 non-permitted trailers left on camping lots.

The results of two years of closely monitoring the permitting of trailers to remain over the winter indicate the permit and exception processes do not provide a benefit for a significant number of LLCC members.

One audience member (Robert Kostelecky) asked if the Board couldn't continue to let the 2 members who complied continue to use their trailers over the winter. Other audience members spoke to both sides of the issue. Dave Kohler clarified that the Board's current policy is that no winter trailer permits will be issued in the future.

c. Water Shut Off List—CAM Deborah Wallace

CAM Deborah Wallace reported progress in getting members to bring their accounts up-to-date and presented the next list of members who are delinquent in water payments for the Board's consideration to declare as members not in good standing.

Action: *Dave Kohler moved that the owners of the following 16 properties be declared members not in good standing with the intent to initiate the water shutoff process. Motion seconded by Kelly Evans and passed with no nays. The properties are (Division-Lot): 01-069; 02—32; 02-075;02-084; 02-156; 03-007; 03-168; 03-256; 03-324; 03-489; 04-052; 04-109; 04-156; 05-089; 2R-009; 2R-015.*

d. Members Not in Good Standing—CAM Deborah Wallace

The Board members and CAM Wallace discussed various options for dealing with member status for those members in arrears on dues, and restoration of member in good standing status when accounts are brought current. Dave Kohler suggested that once the Board has dealt with the delinquent water accounts, then the Board should pay attention to accounts with dues in arrears. CAM Wallace will provide the Board with a list of members in arrears on dues to give the Board an idea of what the universe of delinquents looks like.

e. Inn Exterior Upgrade/Additional Window in the Great Hall—John Torkelson

John Torkelson and questions about the deck repair and railing treatment and entry ramps, and offered to prepare a Project Approval Request for next month's meeting for adding a new window in the lake-facing wall of the Great Hall if the Board is interested. The Board members indicated their interest in seeing John Torkelson's proposal.

11. OTHER BUSINESS

12. CORRESPONDENCE

A letter protesting receipt of a complaint letter concerning a barking dog was received from Ms. McKern (03-212). Brian Smith will research the complaints and other issues mentioned in the letter and prepare a suitable response.

13. ANNOUNCEMENTS AND UPCOMING EVENTS

- a. April 21—Election for Board of Directors and Water Committee and Semi-Annual Members Meeting
- b. April 21—Parks open
- c. April 28—Fishing Derby
- d. May 12—LLCC Membership Town Hall Meeting
- e. May 13—Mothers' Day Brunch
- f. May 19—Magpies' Fashion Show
- g. June 13—Shamrock Tournament
- h. June 16—Board Meeting
- i. June 17—Father's Day Steak Nite
- j. June 30—Lake Limerick Daze

14. MOTION TO CONVENE TO CLOSED SESSION--None

15. CLOSED SESSION--None

16. MOTION TO RECONVENE TO OPEN SESSION--None

17. MOTION TO ACCEPT ALL MOTIONS MADE IN CLOSED SESSION--None

18. MOTION TO ADJOURN

Action: *A motion to adjourn was made by Mike Prather, seconded by Kelly Evans, and passed with no nays.*

**Lake Limerick Country Club Board of Directors
CONSENT AGENDA
March 17, 2018**

The Board approves the specific actions of the Architectural Committee on individual permits, complaints and other business matters as presented in their meeting minutes.

The following are motions to the Board of Directors from the indicated committees as presented in their minutes from their most recent meetings.

Architectural Committee

No special motions. Specific administrative actions are listed in the April 2018 list of actions for Board approval.

Greens Committee

The Greens Committee had no motions for the Board in April 2018.

Inn Committee

1. Motion by Emily Fleshman, second by Mary Ann Wagner to approve the minutes of March 7, 2018 meeting. Passed with no nays.
2. Motion by Sheila Nokes, second by Bonnie Morrow to purchase 7.5'x8' outdoor shed from Costco for 700.00 to store additional chairs for the association. Passed unanimously.

Lake Dam Committee

1. I move that the Lake Dam Committee recommends the Board approve installing 2 spring toys and a Topsy Turny at Leprechaun Park and modify fall areas, and authorizes preparing a project approval request. Motion made by Brian Smith and seconded by Dan Barnett. Motion carried.
2. I move that the budget, as amended, be forwarded to the CAM and Board for consideration for the FY 2019 budget. Motion made by Brian Smith and seconded by Linda Smith. Motion carried.
3. I move that we ask the park hosts to come in as volunteers this year only. Motion made by Linda Smith and seconded by Bob Moore. Motion carried.

Water Committee

1. A motion was made by Mark Franklin seconded by Pat Paradise and passed with no nays as follows: To approve of the Financial Report for March as presented.
2. A motion was made by Pat Paradise and seconded by Brandon Koch and passed with no nays as follows: To approve the current bid from Nicholson Drilling for Well 3 VFDs and a new hydropneumatic pressure tank for the bid amount of \$7371.27

Lake Limerick Country Club
 April 21, 2018 Board Of Directors Meeting

BUDGET VS ACTUAL 2017 2018						Report Date:		4/13/2018
						2017 - 2018		Percent
						YTD		
						TOTAL	Budget	Percent
						JAN	FEB	MAR
Income								
Income - Events		625.00	250.00	388.50	5144.76	16000	32%	
Income - Cafe		1884.55	2363.46	5344.45	22863.87	123900	18%	
Cafe Discounts					-345.94	0		
Income - Golf		1108.46	17107.18	56705.68	81312.77	167180	49%	
Pro Shop Merchandise Sales		1812.45	325.43	1724.37	9575.88	25000	38%	
Pro Shop Discounts		-312.40			-752.98	0		
Income - Golf - Other					620.62	0		
Income - Lounge		4296.43	8422.62	8914.99	45052.22	106100	42%	
Income - Restaurant		6259.64	14596.60	13899.87	78231.19	158500	49%	
Income - HOA					0.00			
Membership Dues		102025.50	105491.01	103884.50	615595.41	1232580	50%	
Social Members		710.00	1160.00	660.00	4107.50	4000	103%	*
Fines & Fees		2465.00	2160.00	1637.00	13481.74	4000	337%	*
Merchandise Sales					380.75	0		
Merchandise Sales Discounts					-312.40	0		
Miscellaneous Income			20.02		417.82	4000	10%	
Water reimbursement		10522.00	10854.88	10822.00	64409.72	130500	49%	
Total Income		131396.63	162751.20	203981.36	939782.93	1971760	48%	
Cost of Goods Sold								
Food		5659.68	7756.18	9212.73	47194.32	101120	47%	
Liquor		1269.71	3025.16	2644.67	15272.89	29400	52%	*
Merchandise		394.02	0.00	870.48	6073.60	19075	32%	
Cost of Goods Sold - Other			0.00	0.00	480.77	0		
Total Cost of Goods Sold		7323.41	10781.34	12727.88	69021.58	147767	47%	
Gross Profit		124073.22	151969.86	191253.48	870761.35	1823993	48%	
Expense								
Advertising and Promotion		225.00	0.00	270.00	735.00	3200	23%	
Auto Fuel/Gas Expense		1558.13	1032.77	3018.58	12102.68	13750	88%	*
Automobile Expense - Other		145.99	311.06	0.00	1049.26	0		
Bank Service Charges		570.92	580.99	633.78	3481.28	6600	53%	*
Cash Drawer Payouts		16.50	126.35	0.00	283.27	0		
Computer and Internet Expenses		324.42	211.49	203.17	1043.17	6620	16%	
Dues & Subscriptions		280.5	307.99	350.73	1142.22	4675	24%	
Employee 401(k) Expense		393.21	443.82	455.57	2881.24	11620	25%	
Employee Expense - Other		116.52	151.60	259.38	3342.01	3600	93%	*
Equipment Lease		4214.98	4363.25	4079.84	25520.25	49173	52%	*
General Liability Insurance		7278	4806.08	4806.08	32918.41	68000	48%	
Health Insurance		4414.93	4414.93	4171.37	26978.58	53240	51%	*
Insurance Expense - Other		0.00	127.75	127.75	255.50			
Interest Expense		64.41	32.33	14.54	489.44	2100	23%	
Janitorial & Laundry Expense		817.11	795.25	1162.35	6702.02	27595	24%	
Labor		47624.34	53041.23	52211.88	330722.06	768373	43%	
Lake Expense		94.00	0.00	0.00	1087.63	43746	2%	
Legal		3142.56	0.00	75.00	4439.56	60000	7%	
Licenses and Permits		1489	42.75	290.46	2672.71	4260	63%	*
Merchant deposit fees		1542.15	1513.16	1781.09	9679.61	17300	56%	*
NSF Check Fees Returned Items		0.00	0.00	0.00	384.00	0		
Office Expense		268.92	189.39	1690.05	4894.39	0		
Office Supplies		201.72	930.26	369.64	3243.28	4675	69%	*
Park Expense		520.7	0.00	2636.10	3315.20	5000	66%	*
Payroll Expenses		4931.49	5522.30	5586.29	23340.30	76878	30%	
Payroll Tax Expense		2628.2	921.78	952.02	32289.73	106164	30%	
Postage and Delivery		35.18	1008.50	1564.78	6512.37	11200	58%	*
Professional Fees		8213.04	8330.00	9371.71	39582.03	32000	124%	*
Repairs and Maintenance		5494.74	5406.00	4279.96	31033.59	59545	52%	*
Security		569.78	0.00	687.33	2085.21	26400	8%	
Small Tools and Equipment		340.01	1230.07	1976.42	4496.78	8000	56%	*
Supplies		4272.01	8293.84	7243.46	32700.70	46650	70%	*
Tax Expense		8668.9	0.00	0.00	8668.90	0		
Taxes - Excise		116.72	63.13	98.91	1021.63	2400	43%	
Taxes - Property		75.00	0.00	3434.09	7506.20	5800	129%	*
Telephone Expense		1278.57	1524.41	1695.95	7639.36	23400	33%	
Uniforms			0.00	0.00	435.28	3495	12%	
Utilities		5331.31	5001.37	4989.04	28821.06	49200	59%	*
Total Expense		117258.96	110723.85	120487.32	705495.91	1604659	44%	
Net Profit (Loss)		6814.26	41246.01	70766.16	94499.28	219334	43%	
Contingency						72000		
Savings/Reserve						60000	232%	
Capital Projects						87334		
						0		

BALANCE SHEET ACCOUNTS						
March 31, 2018						
	Current	Balance				
Cash in Banks	Month	Balance				
Operating Account						
KBWA Operating		\$ 11,760.72				
Heritage Operating		\$101,684.36				
Special Assessment Accounts						
KBWA Golf Special Projects		\$ 8,830.31				
Savings Accounts						
Heritage: Money Market	\$ 90,000.00	\$136,488.41				
Property Sales	\$ 10,000.00	\$ 15,000.00				
Reserve Account						
Ed Jones CD		\$171,035.55				
Total Cash in Banks:		\$444,799.35				
Accounts Receivable						
	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Current - credits are prepaid accounts	\$ 3,362.65	\$ 14,246.80	\$ 3,067.94	\$ (1,209.73)	\$ (922.46)	\$ 18,545.20
Accounts - Members not in good standing	\$ -	\$ 10,837.50	\$ 11,652.50	\$ 10,493.51	\$221,465.95	\$ 254,449.46
Accounts Payable						
	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Vendors - does not include water	\$ 34,272.36	\$ 2,829.09	\$ (2,673.11)	\$ (219.41)	\$ 1,661.46	\$ 35,870.39
Hoss					\$ 12,327.40	\$ 12,327.40
Totals:	\$ 34,272.36	\$ 2,829.09	\$ (2,673.11)	\$ (219.41)	\$ 13,988.86	\$ 48,197.79

Winter Time Trailer Permits

ISSUE: Since the inception of Lake Limerick, "wintering over" of recreational vehicles (travel trailers and motor homes) was not allowed on undeveloped camping (recreational) lots. Recreational vehicles had to be removed from November 16 to April 1 of each year.

The intended purpose of this rule was to ensure that Lake Limerick would not become a trailer park with recreational vehicles becoming stationary structures and / or permanent residences.

In December 2006, a member requested special consideration to leave their recreational vehicle over the winter as a one-time event, which was granted. In 2007, several other members requested consideration. The Board enacted an experimental 1-year trial rule to allow recreational vehicles to remain on camping lots (undeveloped recreational lots without a home) over the 2007-2008 winter season, provided a permit was obtained and minimum and maximum usage requirements were satisfied.

In 2016 the Board added a requirement that users of permitted trailers had to sign in when at Lake Limerick (sign in lists were located in the Lounge, the Office and the Pro Shop). This was so that actual usage could be monitored to see if the permit process was meeting its intended purpose of providing an opportunity for people to use Lake Limerick during the winter, and not just providing cheap storage for travel trailers, some of which might not even be able to be moved. Although some members signed in, none met the minimum use requirements. In 2017, the Architectural Committee recommended discontinuance of the permit process to the Board of Directors. The Board concurred in passage of the consent agenda at its July 2017 meeting.

Four members subsequently requested exemption from the reinstated requirement to remove their trailers from November 16 to April 1 each year: Hodo (1-52), Kostelecky (2r-23), Kelly (1-60), and Jordan (3-379).

At the October 2017 Board meeting, Dave Kohler made a motion that:

The Board will consider exception requests for the 2017-2018 winter for members who had permits for 2016-2017 as listed in the Architectural Committee February 2017 minutes, plus two requests received by the LLCC office, subject to the following conditions (1) Requestor must have had a permit in 2016-2017 (unless one of the two additional permit applications already received in the LLCC office); (2) New application forms must be received by November 1, 2017; (3) Proof of current registration must accompany the application (previously required); (4) Terms of the previous permits concerning usage and sign-in to prove usage still apply; (5) The exception requests will be reviewed at the November 2017 Board of Directors meeting. The Board further declares its intent to address this issue in the Spring to include discussion at a Board201804Minutes

Town Hall member meeting. Motion seconded by Brian Smith and passed with no nays, John Torkelson absent for the vote.

Subsequently, 6 members applied for and received over-winter permits for their trailers. Sign in sheets were available at the Pro Shop, the lounge and the main office. They were monitored throughout the winter and collected on April 1. Based on the Sign-in sheets, the trailers were used as follows:

Name	Div/Lot	Days of Use Winter 2017-2018
Hodo	1/52	2
Kelly	1/60	21
Markwardt	3/227	6 In one day increments
Kostelecky	2R/23	23
Webber	1/39	0
Jordan	3/379	0

On December 14, 2017, LLCC security, in a cursory count, identified 10 non-permitted trailers left on lots.

CONCLUSION

The results indicate the permit and exception processes do not provide a benefit for a significant number of LLCC members. Only two of the six members who applied for and were issued permits complied the permit process.

BACKGROUND:

The Declarations of Restrictions do not address seasonal use of travel trailers per se. They do set minimum size requirements for residences. They state that trailers can be used as temporary or permanent residences but only with express approval of Lake Limerick Country Club.

Prior to 2005, trailers were not permitted to be left on camping lots from November 16 to April 1. The August 29, 2002 and August 6, 2005 Architectural Committee Guidelines state:

Travel trailer, campers and tents will be allowed by owner/members between April 1 and November 15 in any given year. They will also be allowed at other times if the required build permits (Club and Mason County) have been obtained and a permanent building is actually under construction. Travel trailers, campers and tents are permitted on weekends or other short

periods between November 15 and April 1 provided they are removed after each use. [Note: these are the guidelines still posted on the LLCC website].

In 2006, a member requested to leave a trailer on their camping lot because he was too ill to move it that year. By 2007, more members had applied for permission to leave their trailers, and the Architectural Committee asked the Board if they were going to allow trailers to overwinter in 2007-2008. The Board passed a motion “*to continue the winter trailer permits for one more year*”. After that, allowing trailers over the winter on camping lots seems to have continued as a practice. The Board of Directors allowed trailers to be left on lots with the intent that they be used by members during the winter to take advantage of the recreational facilities of Lake Limerick. Members were required to get a permit issued by Lake Limerick Country Club in order to leave a trailer over the winter. This was a change from previous policy.

As documented in the October 17, 2010 Architectural Guidelines:

Travel trailer, campers and tents will be allowed by owner/members between April 1 and November 15 in any given year. They will also be allowed at other times if the required building permits (Club and Mason County) have been obtained and a permanent building is actually under construction. Lot must be in compliance with Guideline #2. Winter Time Trailer Permits are required to keep trailers or recreational vehicles on lots without residences between November 15 and April 1. Only one trailer or recreational vehicle shall be allowed per lot during this period and shall not be used as winter storage, full time residence or covered with tarps.

Over time, the Board established a minimum use of 12-15 days to justify winter trailer use, and restricted use to not more than 15 days/month to ensure that the trailers were not being lived in full-time. The use requirements were printed on the permit application form.

In October 2016, the Board, on request of the Architecture Committee, required that Winter Time Trailer permit holders sign in when present at Lake Limerick so that compliance with minimum and maximum use provisions could be monitored. The application form was modified to include this information in **BOLD** font, and applications were re-sent to all who had already applied for and been granted a permit, for their signature and return.

In 2016-17, LLCC issued 12 Winter Time Trailer permits. LLCC did not get a count of trailers left on camping lots without permits.

The sign-in sheets in the Office and Lounge, through April 6, 2017 showed the following:

- Six different members signed in over the winter; No one appears to have come close to the minimum stays previously established by the Board.

- One signed in for 4 different Saturdays—likely 8 weekend days
- One signed in on 2 Fridays—likely 6 or 8 weekend days (included New Year's)
- One signed in once on a Wednesday—possibly 5 days
- Two signed in once on a Friday—likely 4 days (New Year's) each
- One signed in but without a date

Trailers left on lots that have no apparent activity for weeks and months become attractive nuisance to neighbors. In 2016-2017 year, vandals and burglars broke into several travel trailers. In 2017-2018, one trailer was set on fire and destroyed.

Trailers that don't move for years often becomes broken down eyesores, and incapable of being moved. As such, they violate the Declarations of Restrictions. The temporary use of trailers has always been allowed--bring it in for the weekend or week, and take it back when done with your stay.

At the July 15, 2017 Board Meeting, the Board terminated the Winter-Time Trailer Permit process. This action was taken after a lengthy discussion regarding the purpose and intent of the program.

Since the revocation of the Winter-Time Trailer Permit, feedback has been received from several members expressing concerns with the implementation process and ability to adhere to the revisited rule in a reasonable period of time.

In response to complaints that the sign-in process was not properly understood and that the Board's action to terminate the program came too late in the year, the Board subsequently passed a motion in September to allow exceptions to the overwintering ban in 2017-2018.

At the October 2017 Board meeting, Dave Kohler made a motion that:

The Board will consider exception requests for the 2017-2018 winter for members who had permits for 2016-2017 as listed in the Architectural Committee February 2017 minutes, plus two requests received by the LLCC office, subject to the following conditions (1) Requestor must have had a permit in 2016-2017 (unless one of the two additional permit applications already received in the LLCC office); (2) New application forms must be received by November 1, 2017; (3) Proof of current registration must accompany the application (previously required); (4) Terms of the previous permits concerning usage and sign-in to prove usage still apply; (5) The exception requests will be reviewed at the November 2017 Board of Directors meeting. The Board further declares its intent to address this issue in the Spring to include discussion at a Town Hall member meeting. Motion seconded by Brian Smith and passed with no nays, John Torkelson absent for the vote.

Subsequently, 6 members applied for and received over-winter permits for their trailers for 2017-2018. Sign-in sheets were available at the Pro Shop, the lounge and the main office. They were monitored throughout the winter and collected on April 1. Based on the Sign-in sheets, the trailers were used as follows:





Name	Div/Lot	Days of Use Winter 2017-2018
Hodo	1/52	2
Kelly	1/60	21
Markwardt	3/227	6 In one day increments
Kostelecky	2R/23	23
Webber	1/39	0
Jordan	3/379	0

On December 14, 2017, LLCC security, in a cursory count, identified 10 non-permitted trailers left on lots.

CONCLUSION

The results indicate the permit and exception processes do not provide a benefit for a significant number of LLCC members. Only two of the six members who applied for and were issued permits for 2017-2018 complied with the permit process.

**Winter Trailer Permit
 Sign-In Sheet 11/15/2017- 4/1/2018
 Photo I.D. Required
Main Office**

Name	Signature	Div/Lot	Date
Craig Kelly		01/060	11/16, 17, 18, 2017
Craig Kelly		01/060	11/24, 25, 26, 2017
Eddie Markwardt		3/227	12-2-17
Craig Kelly		01/60	12/8, 9, 10, 2017
Eddie Markwardt		3/227	12-23-17
<hr/>			
	20180103 		
Bob Kostukerby		2/1223	1/16/18
Eddie Markwardt		3/227	1-27-18
Craig Kelly		01/060	2-2-18
<hr/>			
	20180209 		
Eddie Markwardt		3/227	2-10-18
Eddie Markwardt		3/227	2-24-18
<hr/>			
	 20180228		
CRAIG KELLY		1/60	3/12, 18, 19
<hr/>			
	 20180327		
Eddie Markwardt		3/227	3-30-18
<hr/>			
<hr/>			

Revised October 2017

**Winter Trailer Permit
Sign-In Sheet 11/15/2017- 4/1/2018
Photo I.D. Required
Café on The Greens**

Name	Signature	Div/Lot	Date
	20180105 [Signature]		
Craig Kelly	Craig Kelly	1/60	1/13/18
	20180208 [Signature]		
Craig Kelly	Craig Kelly	1/60	2/10/18
	20180228 [Signature]		
Deborah Kelly	[Signature]	1/60	3/9-3/12/18
	[Signature] 20180327		
	[Signature] 20180331		

Revised October 2017

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LOUNGE

LAKE LIMERICK COUNTRY CLUB
 OVER WINTER TRAILER PERMIT SIGN-IN SHEET

Name	Division/Lot Number	Date
Dan Hedo	1-52	12/27/17
CRAIG KELLY	1-60	12/30 - 1/1/18
Bob Kostelny	2R-23	12/30 - 1-5/18
20180103 BJ		
Bob Kostelny	2R-23	1-19 - 1-22-18
Bob Kostelny	2R-23	11-24 - 11-26-17
20180209 BJ		
Bob Kostelny	2-23	2-8 - 2-12-18
Dan Hedo	1-52	2/23/18
BJ 20180228		



LAKE LIMERICK COUNTRY CLUB, INC.
790 East Saint Andrews Drive, Shelton, WA 98584
Phone (360) 426-3581, Fax (360) 426-8922, e-mail lakelim@hctc.com

Winter Time Trailer Permit Application

Season: _____

Owner Data

Division _____ Lot _____ Phone _____ Alternate Phone _____

Name (printed) _____

Address of LL lot _____

Mailing address (if different) _____

Trailer Make _____ Model _____ Year _____

Attach copy of current year registration

I (we) request to keep my (our) recreational vehicle on my (our) lot past the November 15th date and shall abide by the winter time trailer requirements as set forth by LLCC Architectural Committee.

I verify by signing this permit that I (we) have a septic tank, water, and power on the lot. The lot and trailer/recreational vehicle shall be kept neat and clean in appearance over the winter season. The trailer shall be kept road worthy and with current tabs.

Only one trailer or recreational vehicle shall be allowed per lot during the period of November 15 – April 1, _____. Vehicles shall not be covered with tarps.

This request is for active member status only. Members shall be required to use their trailer and or recreational vehicles during this time frame. For occasional stays only, not trailer winter storage and not full time residence. Occasional stays are considered to be 12-15 days per season minimum. Full time residence is considered 15 days or more per month.

I agree that if I show no activity I will be in non-compliance and subject to removal of the trailer/recreational vehicle. I understand that fines will be levied for non-compliance. **In receiving this permit, I understand that I must sign in personally at the office, golf course or Blarney Room when I am at Lake Limerick using my RV over the winter, and that I must show photo id and include my Division and Lot number.**

A permit fee of \$25.00 is required at the time of application.
Permit must be placed in a location that is easily visible from the street.

Signature _____ Date _____

LLCC Architectural Committee Approved Denied

Signature _____ Date _____

Updated 11/2016