



**LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS
AGENDA
June 16, 2018
9:00 AM**

- 1. ROLL CALL:** President Paul Wagner; Vice President Brian Smith; Treasurer Mike Prather; Secretary Penny Cory; Directors Sharon Hamilton, Kelly Evans, Amanda Stephen; Water Committee Chair Don Bird (ex officio)
Excused: Dave Kohler, Roger Milliman

- 2. APPROVAL OF MINUTES**
Action: Motion to Approve minutes May 19, 2018

- 3. FINANCIAL REPORT**—Treasurer Mike Prather
Action: Motion to Approve Financial Report

- 4. ADDITIONS TO THE AGENDA**
- 5. GUESTS FROM THE FLOOR**
Requests to be added to the agenda

- 6. CONSENT AGENDA**—Motions to Board from Committee Minutes
Action: Motion to Approve Consent Agenda and Committee motions, in particular the Architectural Committee report

- 7. PRESIDENT’S REPORT**- President Paul Wagner
- 8. COMMUNITY ASSOCIATION MANAGER’S REPORT**-CAM Deborah Wallace
- 9. OLD BUSINESS**
 - a. Architectural Committee - Sharon Hamilton
 - b. Update on Cranberry Creek Mitigation Site—Mike Prather
 - c. Navy Easement Negotiation—Brian Smith
 - d. Maintenance Personnel Update—CAM Deborah Wallace
 - e. NY Eve Agreement—Paul Wagner
 - f. Mower/Equipment Lease—Paul Wagner
 - g. Notice of intended Policy change reverting to pre-2006 status regarding overwintering of Trailers/RVs
- 10. NEW BUSINESS**
 - a. Announce Committee Chairs—Paul Wagner
 - b. Water Shut Off List—CAM Deborah Wallace
 - c. Members Not in Good Standing—CAM Deborah Wallace

- 11. OTHER BUSINESS**
- 12. CORRESPONDENCE**
- 13. ANNOUNCEMENTS**
- 14. MOTION TO CONVENE TO CLOSED SESSION YES**
- 15. CLOSED SESSION**
- 16. MOTION TO RECONVENE TO OPEN SESSION**
- 17. MOTION TO ACCEPT ALL MOTIONS MADE IN CLOSED SESSION**
- 18. MOTION TO ADJOURN**

**Lake Limerick Country Club Board of Directors
CONSENT AGENDA
June 16, 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

Greens Committee: Gayle Wilcox made a **Motion** with a second by Lance Levine to request \$1800.00 to pay John Steidel a golf course architect to create a preliminary plan for improvements to the Pro Shop/Café which will include practice and warm up areas. For the purpose of short and long range planning See attached documents. Motion passed unanimously

Inn Committee: **Motion** to approve minutes of May 12, 2018 meeting made by Bonnie Morrow second by Penny Cory passed with no nays.

Motion to rescind approval of rental agreement No. 2006-07 made by Penny Cory, second by Bonnie Morrow with no nays.

Motion to rescind approval resolutions document made by Penny Cory second by Bonnie Morrow passed with no nays.

Motion to move forward with construction project proposal made by Nancy Milliman second by Bonnie Morrow passed with no nays.

Lake Dam Committee

No June Meeting

Water Committee: No Minutes received at time of preparation.

DRAFT

Resolution __-2018

Trailer/RV Use on Lots Without Permanent Residences

Whereas, prior to 2006 Lake Limerick Country Club (LLCC) Homeowners Association (HOA) policy was trailers/RVs used by members on “camping lots” (those without a permanent residence) had to be removed every year from November 16 to April 1, as stated in the Architectural Guidelines (revised 08/29/2002, printed 10/12/06) *“Travel trailer [sic], 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. Travel trailers, campers and tents are permitted on weekends or other short periods between November 16 and April 1 provided they are removed after each brief use.”*, and

Whereas, in 2006 the LLCC Board of Directors granted hardship permission to an ill member to leave their trailer over the winter, and

Whereas, in 2007 the Board Of Directors approved a one-year experiment aimed at allowing additional trailers/RVs to remain over the winter with a permit, and

Whereas, the experiment was allowed to continue as reflected in the 2010 draft revision to the 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”*, reflecting the Board’s intent that the trailers/RVs would be used during the winter to allow members to use LLCC recreational facilities, and not just be stored on LLCC lots

Whereas, the BOD also placed conditions on the use of trailers with winter permits: the lot where the trailer was stored had to have water, power and a septic system; the trailer/RV had to be kept neat and clean and road worthy, including having a current registration; only one trailer/RV would be allowed per lot; members were required to use their trailers/RVs during the winter timeframe for occasional stays (considered 12-15 days per season minimum), not

residency (15 or more days per month) or storage; failure to comply with these requirements could result in fines, and

Whereas, in 2016 upon recommendation of the Architectural Committee the Board of Directors also required holders of winter trailer permits to sign in to demonstrate use, and

Whereas, as evidenced during the past several years, trailers left on camping lots and not used regularly become attractive nuisances for burglary, vandalism and even arson, and can deteriorate and become neighborhood eyesores incapable of being moved and therefore violating the Declarations of Restrictions for all Divisions, and

Whereas only 12 LLCC members received winter permits in 2016-2017, with all failing to comply with the sign-in/use requirements, and

Whereas, during winter 2017-2018 on one day at least 10 unpermitted trailers were counted by LLCC security in 2 Divisions, and

Whereas the Board of Directors in 2017 voted to rescind the winter trailer policy, thus returning to the policy existing prior to 2006, and

Whereas several members objected saying there had been insufficient warning about the change in policy, and that they had encountered difficulties in finding the sign-in sheets during the 2016-2017 winter, in response to which the Board of Directors allowed a limited number of members who had previously had permits and who had already applied for permits to be exempted from the re-instated winter trailer removal policy for one more year, and

Whereas, only six (6) members applied for winter permits and only two (2) complied with the use and sign-in requirements during winter 2017-2018,

Now therefore be it resolved that the LLCC Board of Directors reestablishes the pre-2006 policy regarding trailers/RVs and further directs the next revision to the Architectural Guidelines include the following wording: *“Travel trailers, campers and tents will be allowed for use by owner/members between April 1 and November 15 in any given year. They will also be allowed at other times for use by members constructing residential dwellings if the required building 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 16 and April 1 provided they are removed after each brief use.”*

MOTIONS FOR THE BOARD CONSENT AGENDA

Water Committee:

A motion was made by Mark Franklin, seconded by Phyllis Antonsen and passed with no nays as follows: To approve the Minutes of May 12th, 2018 as written.

A motion was made by Pat Paradise seconded by Norm Bartoo and passed with no nays as follows: To approve the Financial Report for May as presented.

A motion was made by Pat Paradise seconded by Norm Bartoo and passed with no nays as follows: To approve the SCADA upgrades proposed in the amount of \$6575.00 plus taxes and fees.