



**LAKE LIMERICK COUNTRY CLUB  
BOARD OF DIRECTORS**

**MINUTES**

**September 15, 2018**

**8:30 AM**

- 1. ROLL CALL:** President Paul Wagner; Treasurer Mike Prather; Secretary Penny Cory; Directors Sharon Hamilton, Roger Milliman, Kelly Evans, Amanda Stephen, Water Committee Chair Don Bird (ex officio)  
**Excused:** Brian Smith, Dave Kohler
- 2. MOTION TO CONVENE TO CLOSED SESSION** by Penny Cory second by Kelly Evans. Passed with no nays.
- 3. CLOSED SESSION** Discussion of Personnel, Code of Conduct
- 4. MOTION TO RECONVENE TO OPEN SESSION** by Amanda Stephen, second by Roger Milliman. Passed with no nays
- 5. MOTION TO ACCEPT ALL MOTIONS MADE IN CLOSED SESSION** No Motions
- 6. APPROVAL OF MINUTES**  
**Action:** **MOTION:** Kelly Evans moved to approve the Minutes of August 18 and 25, 2018 meetings. Second by Sharon Hamilton. Passed with no nays
- 7. FINANCIAL REPORT**—Treasurer Mike Prather  
**Action:** Treasurer Mike Prather explained that this month's report is abbreviated because the automatic transfer of transactions from Golf Now to Quickbooks was never established. We have a meeting with our CPA next week to determine what steps we need to take to make that happen. August was a good month, as was expected. **MOTION:** Kelly Evans moved to approve the Financial Report. Second by Penny Cory. Passed with no nays.
- 8. ADDITIONS TO THE AGENDA** None
- 9. GUESTS FROM THE FLOOR** Requests to be added to the agenda: None
- 10. CONSENT AGENDA**—Motions to Board from Committee Minutes  
**Action:** **MOTION:** Penny Cory moved to accept the Consent Agenda as amended; to move Greens Committee Motion to Budget discussion, and pull Motion 1 from Lake Dam Committee regarding granite wall erosion system. Second by Roger Milliman. Passed with no nays.
- 11. PRESIDENT'S REPORT**—President Paul Wagner advised the Chef, Brandon and Server, Faith are leaving. They are forming a catering business together. Brandon will work with us through the 7th of October. We hate to see them go but wish them well in their venture. While there were some events that may have precipitated an earlier departure, their business license was purchased some time ago. Further discussion, included Code of Conduct and civility amongst Board and audience members. President Paul Wagner announced that Amanda Stephen has agreed to be a Board contact person for LLCC employees who have concerns or situations that they feel need to be dealt with regarding their employment.

## 12. OLD BUSINESS

- a. Architectural Committee - Sharon Hamilton reports that she met with interested members about forming two separate committees. One for building permitting and one for community and compliance. **MOTION:** Penny Cory made a Motion that the former Architectural Committee structure be separated into two committees, one for permitting, one for compliance, and that they would develop their own individual Resolutions. Second by Kelly Evans. Passed with no nays.
- b. Update on Cranberry Creek Mitigation Site—Mike Prather reported that we are waiting for Fish and Wildlife to reply to a proposal we have made for having some trees that are already down on the next lot be the ones we put in the water. Once we have approval we will get it done and the job will be complete.
- c. Navy Easement Negotiation—Brian Smith excused from this meeting-no report.
- d. Maintenance Personnel Update—Penny Cory noted that the word “maintenance” should be removed and for the next couple meetings we will have overall personnel updates. President Paul Wagner noted the improvements in the parks with larger drop areas and swing sets have been upgraded to meet codes. Our new Maintenance Supervisor, Duane, is doing a good job and is proactive in taking on the projects that were overdue. Duane is working on removal of the big underwater rock at Log Toy beach that presents risk.
- e. Electrical Repairs Update. Ram Electric has begun the work upgrading the Inn building. Steve Beier (aka “Sparky”) who provided us with a comprehensive report on the electrical system and needs for repair, agreed to review what work Ram Electric will have completed so we can determine what more we may need.
- f. Lakeside Deck repairs—We got the report back from the structural engineer who offered suggestions ranging from putting support beams under the laminated beams, to cutting the laminated beams off and building a “floating” deck that could be attached to the building, or removing the deck completely and replace the doors in the Great Hall with windows for a view of the lake. We need further discussion and input to determine a solution. For some time, there have been discussions about enlarging and improving the patio area, which might also be considered as a better use of funds.
- g. Entry Ramp & Small Deck—Nothing new to report.
- h. Old street signs—Plan for a selling the old signs have not been finalized. Members will be notified when plans are completed.
- i. Utility vehicle —Water Committee Chair, Don Bird reported that they have purchased a new/used truck to replace the 1992 pickup and surplused the old truck back to the

LLCC Association. President Paul Wagner advised that we are close to a final determination with regard to the flood damage to Mason Lake Road, and it appears that most of the damage will be covered.

- j. Inn Island Mitigation—Kelly Evans reported that several members met with Hanson Excavating to determine the best solution to the erosion of the Inn Island. More investigation needs to be done, including re-installing the log boom.
- k. Gretchen Miller—There have been a series of complaints about lot owner renting, through AIRBNB, her properties as camping lots. Issues such as debris, chemicals leaching into the creek, no restroom facilities, no running water, etc., caused fines to be assessed, and an appeal through LLCC Hearing Committee. The Committee recommendation was that owner be given 45 days to clean the lots and remove debris, at which point the fines would be removed. **MOTION:** Penny Cory made a Motion to approve the recommendation of the Hearing Committee. Second by Mike Prather. Passed with no nays. *Property owner stated that she felt the lots were in compliance and attested that she will again rent the lots in the same manner next year. Photos of the lots were shared with audience members and agreement that a complaint, with photos, will be filed with AIRBNB.*
- l. 2018-2019 Budget: Mike Prather reviewed final budget and recommended approval of the 2018-2019 budget. After detailed review Amanda Stephen recommended that Golf income and expenses be under the same heading. Thanks to Mike Prather for all the hard work preparing a comprehensive budget. **MOTION:** Kelly Evans moved that we approve the 2018-2019 budget as amended to include recommendation. Second by Sharon Hamilton. Approved with no nays.

### 13. NEW BUSINESS

- a. Water Shut-Off List—**MOTION:** Penny Cory moved to approve beginning the process of shutting off water for non payment of water on lots: 1-066, 2-017, 2-105, 2-106, 2-099, 2-241,3-186, 3-218, 4-028, 4-035, 4-038, 4-084, 4-093, 4-125, 4-155, 4-198, 4-199, 5-161, 5-114, 5-130. Second by Mike Prather. Passed with no nays. Acknowledgement of all the good efforts by Rhonda Hunt in the office in bringing accounts current.
- b. Members Not in Good Standing—No Significant change.

**14. OTHER BUSINESS** Penny Cory advised that we have one bid for a new HVAC in the office. It was agreed we need at least 2 more.

**15. CORRESPONDENCE** N/A

**16. ANNOUNCEMENTS** N/A

- 17. MOTION TO CONVENE TO CLOSED SESSION** Penny Cory moved to convene to closed session.  
Second by Amanda Stephen. Passed with no nays.
- 18. CLOSED SESSION** Review personnel issues.
- 19. MOTION TO RECONVENE TO OPEN SESSION** Roger Milliman moved to reconvene to open session. Second by Sharon Hamilton. Passed with no nays
- 20. MOTION TO ACCEPT ALL MOTIONS MADE IN CLOSED SESSION** No Motions.
- 21. MOTION TO ADJOURN** Penny Cory moved to adjourn. Second by Mike Prather. Passed with no nays

**Lake Limerick Country Club Board of Directors  
CONSENT AGENDA  
September 15, 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: Motion** made by Ann Johnson and second by Ed Irvin passed unanimously to: Submit Project Approval Forms for # 7 green and Building Black tee Boxes

**Inn Committee: Motion** to approve minutes of August 9, 2018 meeting made by Bona McDonald, second by Nan Stricklin passed unanimously.

**Motion** to approve purchase of television set by Carolyn Parker to replace broken set in lounge made by Deb Galbraith Will, second by Nan Stricklin passed unanimously.

**Motion** to support allocation in budget to resurface tennis courts made by Nancy Milliman, second by Sue Bird passed unanimously.

**Lake Dam Committee: Motion #1:** I move that LLCC installs a granite rock erosion system in front of the Inn Island by Hanson Excavation, LLC., including stairs to resolve the erosion issue for which the cost is not to exceed \$70,000. Motion made by Debbie Moore and seconded by Kelly Evans. Motion carried.

**Motion #2:** I move that LLCC contract with the USDA Wildlife Services to mitigate the LLCC goose population. Motion made by Debbie Moore and seconded by Dorothy Powter. Motion carried.

**Water Committee :**

A **Motion** was made by Mark Franklin, seconded by Phyl Antonsen and passed with no nays as follows: To approve the Minutes of August 11, 2018 as written.

A **Motion** was made by Pat Paradise, seconded by Mark Franklin and passed with no nays as follows: To surplus the 1992 Ford F-250 water truck to the Association at current asset value because the Water System has purchased a replacement truck.

A **Motion** was made by Pat Paradise, seconded by Norm Bartoo and passed with no nays to approve the Water System Budget 2018-2019 Capital Expenditures as amended. See Attached.

A **Motion** was made by Mark Franklin, seconded by Phyl Antonsen and passed with no nays as follows: To approve the Water System Financial Information for August as presented.

**Lake Limerick Country Club**  
**Project Approval Form (2018)**

**Project:** Building Black Tee Boxes

**Person or committee proposing the project:** The Greens Committee

**Project timeline:** Winter 2018 to Spring of 2019

**Project Purpose:** Build Black Tees, which are tees for our new executive course.

**Value to LLCC:** The black tees have been extensively used since placing them in the fairways. Many of our golfers are preferring to play a shorter golf course. The new tees will create a level starting position for them. This will bring them up to the standards of the rest of the tees

**Project Cost:** \$2,200 including materials (est. \$4500). The tees will be built by Jason and his crew.

**Budget Status:** Money requested in the Capital Budget but not funded

**Outside contractor or in-house:** Our greens crew.

**Project risks or liabilities:** I am not able to see risks or liabilities in this project.

**Project Manager:** Jason Howerton, Golf Course Superintendent

**Coordination with Departments and Management:** Golf Professional and Greens Committee

**Staff recommendations:** Recommend Project Approval.

**Other comments:** The project can take a couple of months to build because it will be done in-house as time becomes available.

**Project Manager Signature:**

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**Lake Limerick Country Club**  
**Project Approval Form (2018)**

**Project:** Rebuilding # 7 Green

**Person or committee proposing the project:** The Greens Committee

**Project timeline:** Spring of 2019

**Project Purpose:** To be able to 90% of the green's surface. Presently the 7<sup>th</sup> green is only 25% usable. The way the green is now, it may keep daily fee players from returning. LLCC members have complained about the slope severity for years. The Greens Superintendent can only play hole locations on 25% of the green. Also, the way the green is designed the ingress and egress creates a traffic pattern that kills the grass from compaction. The redesign will fix this problem.

**Value to LLCC:** We will need to constantly upgrade and improve our facilities, creating a more desirable and fun experience for golfers.

**Project Cost:** \$8500 plus materials (est. \$4500). (using pushup green construction method).

**Bid:** George Travis, a professional golf course shaper.

**Budget Status:** Money requested in Capital Budget but not funded. Golfers are raising funds but we may need some help from the BOD.

**Outside contractor or in-house:** George Travis with our greens crew.

**Project risks or liabilities:** I am not able to see risks or liabilities in this project.

**Project Manager:** Jason Howerton, Golf Course Superintendent

**Coordination with Departments and Management:** CAM, Golf Professional and Greens Committee

**Staff recommendations:** Recommend Project Approval.

**Other comments:** The project will take six days to complete once started and four to six weeks recover before reopening the hole. A temporary hole of about 130 yards will be used until the hole opens again. It will be rated by the Washington State Golf Association.

**Project Manager Signature:**

### **Golf Rate Information**

**In October when the BOD sets the HOA dues for the October thru September dues amount, the same percentage should be used for the March golf yearly rates, the percentage should not exceed the year end cost of living rate set for social security. If the HOA rates are without increase, the golf annuals should be without increase.**

**It should be kept in mind raising yearly golf rates of 100 golfers by \$12.50, the same amount could be raised by increasing HOA rates \$.08 cents per month, or \$1.00 a year.**

**At the present the 100 yearly golfers raise \$57,000.00. This amount does not include trail fees, shed fees and daily fees.**

**Remember this is a member service open to all members same as the lakes, parks, restaurant and lounge. Setting the rates to high will limit the number of members able to afford the member service.**

**The yearly golf annuals since 1998 (\$320.00) have increased more than the cost of living increase by social security**



**2019 Member Annuals**

<b>\$ 560.00</b>	<b>\$ 700.00</b>			<b>2019</b>	<b>SS C</b>
<b>HOA Increase</b>	<b>Public Increase</b>	<b>New Rate for HOA</b>	<b>New Rate for Public</b>	<b>Year</b>	
\$ 11.20	\$ 14.00	\$ 571.20	\$ 714.00	2019	
\$ 11.42	\$ 14.28	\$ 582.62	\$ 728.28	2020	
\$ 11.65	\$ 14.57	\$ 594.28	\$ 742.85	2021	
\$ 11.89	\$ 14.86	\$ 606.16	\$ 757.70	2022	
\$ 12.12	\$ 15.15	\$ 618.29	\$ 772.86	2023	
\$ 12.37	\$ 15.46	\$ 630.65	\$ 788.31	2024	
\$ 12.61	\$ 15.77	\$ 643.26	\$ 804.08	2025	
\$ 12.87	\$ 16.08	\$ 656.13	\$ 820.16	2026	
\$ 13.12	\$ 16.40	\$ 669.25	\$ 836.56	2027	
\$ 13.39	\$ 16.73	\$ 682.64	\$ 853.30	2028	

<u>SIGN IN SHEET</u>		
Lake Limerick Board of Directors Meeting		
Date: September 15, 2018		
NAME	Division	Lot
Mary Ann Wagner	1	153
TOR FESW JOHN	1	34
Mary Ann Frankman	2A	311
Gayle Wilcox	2	046
Jenny & Sheila Nahan	2	150
Robbi Alberts	1	48
Craig & Deborah Kelso	1	60
Kurt & Sabra Snie	2	294
Tim Thomas	3	391
Phyl Anderson	3	41
Tina Bell	1	157
MARK HENDRIX	3	32
Dorothy Poutar	1	45
Sharon Conroy	2	179
Dean & Kerie Dyson	2	200
Joel Gray	2	281
Nancy Hillier	2	36
Eve Beier	3	140

Note: Meetings are recorded for the purposes of preparing minutes