



Lake Limerick Country Club
Board of Directors
Minutes
December 16, 2018 9:00 am

Present: Vice President Brian Smith , Directors, Kelly Evans, Dave Kohler, Amanda Stephen, Secretary Samantha Franklin, Don Bird (Ex Officio)Excused: President Paul Wagner, Treasurer Mike Prather, Director Sharon Hamilton.

Approval of Minutes: Several amendments were made to November 2018 minutes- corrected copy attached. **Action:** Kelly moved and Dave seconded that the minutes be approved as amended. Motion carried with no nays.

Financial Report: No financial report was made because the treasurer, Mike Prather is on vacation and not available to answer some questions about the latest statement. Brian Smith stated that a report would be sent to the Board and in the office within a week.

Additions to the agenda: No additions were made by the Board or members although Vern Duggan did ask about replacing the golf Pro. Dave Kohler pointed out that the Greens committee minutes reflected that Paul Wagner, president, had instructed the committee to begin this search.

Consent Agenda:

Dave Kohler asked that motion one from the Greens Committee be moved to new business, item a; that the motion regarding the baby changing station from the Inn Committee be pulled and denied. He further questioned motions one and two from the Architecture Committee. Dave Kohler asked that the Architecture motion one be pulled and that the approval for a detached garage on a vacant lot be held for review.

There followed a discussion about child safety concerns that arose from the Tree Lighting ceremony.

Action: Dave made a motion, seconded by Kelly that the Inn committee give the waiver used by the playgroup to the CAM for legal review. The motion passed with no nays.

Action: Dave moved and Amanda seconded that the Lake Dam motions be approved, the Inn Committee motion regarding a second baby changing station be denied, Architecture motion one be denied, with the permit for lot 3-305 being held for review of compliance with Declaration of Restrictions, the dock permits be approved, the motion from Compliance Committee requesting delegated authority from the Board to impose fines be denied, (see discussion of committees below) the request for badges from that committee be approved, and the motion regarding resolution be denied. The motion passed with no nays.

Presidents report: In Paul Wagner's absence Brian reported that Roger Milliman had been selected as Community Association Manager after a long search. He outlined Roger's experience and skills in the hospitality, project management and development and community development arenas.

Old Business:

- a) **Navy Easement Negotiation:** Brian reported that he has sent survey materials off to the Navy. As yet he has had no response. Before the association commits to the \$13,000 cost of negotiations he believes the Board needs to have some idea of the ultimate cost for the lease.
- b) **Inn Deck:** Brian reported that the preliminary plans for replacement options for the deck should be completed by MC Squared by next week and can then be taken to contractors for bids to determine cost.
- c) **Capital Projects:** Brian reported that he will ask the CAM to develop a comprehensive list of capital projects including routine and long-term maintenance project.
- d) **Committees:** Brian explained that while committees drive this community the Board of Directors cannot delegate certain authorities to the committees. Case law dictates that the Board cannot delegate the authority to impose fine for example. Although the Compliance committee can proceed with letters that state that fines will be imposed according to the fine schedule, the Board must approve the imposition of the fine. All committee motions should be made in the form of a recommendation to the Board. The Board can then ratify those actions. Brian also stated that we do not want committees directing our staff. Work orders should be prepared and project approval requests in order to get work done. Kelly suggested that the CAM develop procedures for each committee.

New Business:

- a) Dave Kohler talked about resolution for the Greens committee and the Architecture and Compliance Committee. He suggested the Architecture and Compliance resolution be done together so that they compliment, and do not overlap each other. Connie Wong volunteered to do that. Dave suggested that Greens resolution should say "make recommendations to maximize revenue..." rather than "maximize revenue" and to "make recommendations about food and beverage" rather than "make recommendations to the Food and Beverage manager". Dave volunteered to send reference material to Vern Duggan to help revise the resolution.
- b) A motion was made by the water committee that did not make it to the consent agenda. The motion was to approve the purchase of a dechlorinator and supplies up to \$1,200. Don Bird, water committee chairman, explained that there are occasions when the water manager needs to "shock" a well, generally when magnesium or iron levels are too high. The well is then flushed but chlorinated water is not good for the lake so this device which is portable would be used to treat that water. **Action:** Kelly moved and Amanda seconded that the purchase be approved.
The motion passed with no nays.

Closed Session:

Amanda moved and Dave seconded that the Board go to closed session.

Motions to reconvene to Open session:

Dave moved and Kelly seconded that the Board reconvene to open session.

No motions made in closed session

Amanda moved and Kelly seconded that the meeting be adjourned and the motion passed with no nays.