



LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS
MINUTES
April 20, 2019
9:00 AM

1. Roll Call:

PRESENT President, Paul Wagner ; Vice President, Brian Smith; Treasurer, Connie Wong; Secretary, Samantha Franklin; Members, Sharon Hamilton, Dave Kohler, Amanda Stephen, Norm Bartoo; Don Bird (Ex Officio)

EXCUSED Member Kelly Evans

2. Approval of Minutes:

Action: Dave Kohler moved and Connie Wong seconded that the March minutes be approved with the amendment that approximately 8,000 fish are stocked in the lake, not 8,000. The motion passed with no nays.

3. Financial Report: Treasurer Connie Wong

Connie Wong gave the financial report. She noted that QuickBooks is still a work in progress with several areas she is working on, i.e. correctly categorizing income. She responded to questions from the membership.

Action: Connie Wong moved and Sharon Hamilton seconded that the financial report be accepted. The motion passed with no nays.

4. Additions to the Agenda

None

5. Guests from the Floor

Bud Morrow asked to speak on boating. Topic added as New Business item 10c.

6. Consent Agenda:

Nancy Milliman presented the new logo for Lake Limerick that a sub group of both the Greens and Inn Committees has been working on. This will be incorporated in various marketing venues.

Action: Sharon Hamilton moved and Brian Smith seconded that the logo be approved. The motion passed with no nays.

Don Bird clarified that he has a meeting with Northwest Water and the Washington Department of Health on May 10 to move forward on the new water system plan update.

There was prolonged discussion in an effort to resolve a setback issue that violates Lake Limerick CC Declaration of Restrictions. It was further noted that suggestions regarding waiving permit fees and rental agreement made by Compliance committee are not acceptable to the Board.

Action: Dave Kohler moved and Brian Smith seconded that the consent agenda be approved except the permit for Div 3 Lot 100 be returned to Architecture for further review of shoreline setback requirements. The motion passed with no nays.

7. Presidents Report: Paul Wagner

Paul Wagner reported that a local attorney's office has been interviewed. They have a long history of working with HOAs. Once vetted we will announce the name of the firm.

8. CAM Report: Roger Milliman

- a. Parks will be open for the Fishing Derby Saturday April 27. Boat ramps are now open for Members to launch at Tipperary, Banbury and year around at Anglia. Dennis Muretta is managing the Derby again this year along with his team. In addition, the Inn Committee with Chairman Don Hautala is supporting including serving breakfast and lunch. We're all looking forward to another successful event to kick off the season.
- b. Easter Brunch is tomorrow Sunday from 10-3. Reservations are available by calling the Office.
- c. The lake barge is repaired and docked and the lake boat has been serviced and will be docked next week.
- d. The Greens Department is completing the rebuild of Green #7.
- e. The Payment System Network contract is signed; development is starting next week for a Lake Limerick on-line payment system for HOA dues and Water payments.
- f. Mason County Hwy repair: Mason County has signed the 3rd party claim for damage to Mason County Road releasing Lake Limerick from liability and they are now waiting for payment from the Insurance carrier.
- g. We currently have 31 employees hired including a cook and server in training for the Café. When Chef Josh and I are ready the Café will open targeting May 1st for 7 days per week. Open at 7:30 and closing at 3.
- h. Island shoreline: Brian Smith and I met last week with Mason County Conservation District (MCCD) to assess a permittable design providing at a minimum swimming access steps and a natural sloped northeast shoreline. MCCD has design engineers for hire. Next steps include presenting to the Lake Dam Committee for a future project.
- i. Island bridge: Showing its age and also discussed with MCCD; two options to be considered include rebuilding with new footings to original footprint OR design/install fish friendly culverts. MCCD has design engineers for hire. Next steps include presenting to the Lake Dam Committee for a future project.
- j. Inn Deck: 2 contractors were recently on-site and we are awaiting bids from Northwest Integrated Construction and Foxhead Construction. Two other recommended contractors have been contacted and we are waiting for them to respond. The design is to rebuild an 84 x 16-foot deck including a new north side stairwell and extending the current patio. The process plan is to review bids, internally select a contractor, secure BOD budget approval, announce the contractor, submit stamped drawings to Mason County for permitting and start construction after Labor Day

9. Old Business

- a. Deck Project Status-Roger Milliman
Covered in the CAM Report.
- b. Navy Easement Negotiation- Brian Smith
Brian Smith reported that he is still negotiating with the Navy. LLCC has reduced the area of the proposed lease to seven tenths of an acre to reduce costs. The process continues as the Navy reviews our surveys and asks questions.
- c. Request to fund a new waterski course
This was a motion from Lake Dam Committee presented in February.
Action: The motion to approve was defeated with one abstention and no yes votes.

10. New Business

- a. Results of Compliance Appeals conducted by the Hearings Committee. The Committee conducted 4 appeals of fines levied for violations of the rule prohibiting over-wintering trailers and RVs on camping lots without a residence. The Hearing Committee recommended that the fines be reduced with the portion reduced being held in abeyance until next November. Dave noted that technically the violations were of rules not the bylaws.

Action: Brian Smith moved and Dave Kohler seconded that the members involved be required to sign a document stating they understand and will comply with the rules going forward; that if they fail to remove their trailers next November the fines will be reinstated and new fines initiated; and if they remain in a trailer to construct a house, that the house must be actively under construction as required by the rules. The motion passed with no nays.

- b. Petition from Community members

A petition signed by approximately 200 community members was presented requesting the Board not fund a ski course and prohibit the installation of a semi-permanent or permanent ski course. During the ensuing discussion, the Board noted that it is not normally in the business of reducing recreational options, particularly those in use at Lake Limerick for many years, but that the movement of the ski course into the main body of the lake several years ago had provoked a number of concerns from different segments of the LLCC community. A member asked what role a petition had in determining Board decisions. The Board explained that it is attentive to member voices and wants to try to respond to specific issues raised, but does not set policy based solely on the basis of a petition. In an effort to give an illustration of how doing so could set a bad precedent, Brian Smith used a hypothetical example that next a group of non-golfers could come in and demand the golf course be shut down in the deep winter months because there are a few members who play at that time. He said that the BOD could make that decision but that it would be based on good business reasons, not just a request from one part of the community. A member from the audience emphasized for the minutes that the petition was not an action by the golfers and believed the example was deliberately divisive. Paul Wagner further explained that was not the intent and other examples such as patrons of the restaurant in the winter could have been used. Brian Smith also observed that the Board currently had no specific proposal for either a permanent or temporary ski course that addressed the concerns expressed in previous meetings.

Action: Brian moved and Connie Wong seconded that the ski course proposal be referred back to the Lake/Dam Committee and Ski Club to address the specific concerns raised in testimony at the past two Board meetings and at the April 6 special town hall meeting hosted by the Lake/Dam Committee at the Board's request; and to address the concerns driving the petition. Until such time as an acceptable ski course proposal is brought back and approved by the Board, no course is to be installed on Lake Limerick. The motion passed with two nays.

- c. Boating

Bud Morrow Bud described the erosion issues created by wake enhancing boats. Dave Kohler advised that these are prohibited on Lake Limerick and any violation of that rule should be reported. Bud Morrow advocated for a lake patrol and stated that numbers should be on all member boats.

11. Other Business

- a. John Ingemi objected to Board members serving on two elected positions. One Board member is also elected to Water Committee. Paul Wagner explained that we are very lucky to have people who volunteer to fill these positions and are always amenable to more applicants, and often have a hard time finding people willing to serve and fill vacancies on the Board and Water Committees. Brian Smith

pointed out that in Washington a person is allowed to hold two elective offices as long as the elections for each office do not occur at the same time.

- b. Nancy Milliman asked that everyone be aware and respectful of their neighbors as the weather improves and chemical herbicides are being applied to gardens, and open outdoor wood waste burning occurs during otherwise clean air days.
- c. Ron Edwards reported that no one is taking care of the pickle ball court and requested that the Inn Committee take jurisdiction over it. He was welcomed to attend Lake Dam Committee and present his concerns.
- d. Paul Wagner was thanked for his leadership and service to the Lake Limerick community, and he was asked to be willing to continue providing the Board advice and guidance, and maybe take on the occasional project after he retires from the Board this afternoon.

12. Correspondence

13. Announcements and Upcoming Events

- a. Annual Meeting/ Magpie's Bake Sale April 20
- b. Easter Brunch April 21
- c. Parks Open / Fishing Derby April 27

14. Motion to adjourn to closed session

Action: Dave Kohler moved and Brian Smith seconded a motion to go into closed session to discuss legal and personnel issues, motion passing unanimously.

15. Motion to reconvene to open session

16. Motion to accept all motions made in closed session

No motions were made in closed session.

17. Motion to adjourn

Action: Dave Kohler moved and Brian Smith seconded a motion to adjourn, which was passed enthusiastically and unanimously.

Lake Limerick Country Club Board of Directors
CONSENT AGENDA
April 20, 2019

The Board hereby approves unless otherwise noted the specific actions of the Architectural and Compliance Committees on individual permits, complaints and other business matters as presented in their meeting minutes and reports.

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

Architectural and Compliance Committees

No special motions. Specific administrative actions are listed in the April 2019 list of actions approved by the Board except the permit for Div 3 Lot 100—Deck Replacement—was sent back to the committee for further consideration of non-complying setbacks from the shoreline.

Greens Committee

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

Inn Committee

Motion was made by Sharon Hadsall to submit the official brand and logo to the Board for approval. Marty Williams seconded. Vote taken, passed unanimously. (Roger Milliman to present logo)

Motion to the board to support some music events throughout the summer months, not to exceed \$500 per event, or not to exceed \$1500 max. Nancy Milliman made the motion, Bonnie Morrow second. Passed unanimously.

Lake Dam Committee

Motion #1: I move that LLCC put poop bag dispensers at all parks- 5. Motion made by Linda Smith and seconded by Lou Jackson. Motion carried. [After the meeting we added to the motion: currently not equipped, Olde Lyme, Banbury, Anglia, Log Toy, and Tipperary. After the vote, the CAM agreed to get the costs and have them available for the Board meeting in two weeks. The cost was estimated at around \$600.]

Water Committee

Approval of Financial Report: A motion was made by Mark Franklin, seconded by Pat Paradise and passed with no nays as follows: To approve the financial report of March 9th 2019 as presented.

Lake Limerick
Profit & Loss Budget Performance
March 2019

	March 2019	YTD 6 mo. Ending 3.31.19
Ordinary Income/Expense		
Income		
40000 · Income	-271.69	15,345.26
40100 · Income - Banquets	2,873.46	6,229.66
40101 · Income - Events		
40103 · Hall Rent Public	0.00	0.00
40101 · Income - Events - Other	0.00	0.00
Total 40101 · Income - Events	0.00	0.00
41000 · Income - Cafe	3,725.75	17,012.01
42000 · Income - Golf		
42200 · Golf - Public	0.00	0.00
43000 · Pro Shop		
43101 · Merchandise Sales	0.00	789.46
43102 · Pro Shop Discounts	0.00	0.00
Total 43000 · Pro Shop	0.00	789.46
42000 · Income - Golf - Other	59,308.82	82,861.85
Total 42000 · Income - Golf	59,308.82	83,651.31
44000 · Income - Lounge	6,506.37	46,509.57
45000 · Income - Restaurant	26,247.09	71,802.55
46000 · Income - HOA		
46100 · Fines & Fees	0.00	7,160.00
46200 · Membership Dues	115,557.50	691,603.50
46300 · Social Members	300.00	1,250.00
46400 · Special Assessment	0.00	0.00
46000 · Income - HOA - Other	335.00	1,197.00
Total 46000 · Income - HOA	116,192.50	701,210.50
48600 · Service Sales	0.00	0.00
49900 · Property Sales	0.00	0.00
49999 · Miscellaneous Income	2,100.00	47,531.94
50009 · Returned Check Charges	0.00	125.00
Total Income	216,682.30	989,417.80
Cost of Goods Sold		
50000 · Cost of Goods Sold		
50100 · Food	10,129.43	54,465.58
50200 · Liquor	4,032.08	17,375.71
50300 · Merchandise	2,229.76	3,431.68
50000 · Cost of Goods Sold - Ot	249.88	532.17
Total 50000 · Cost of Goods Sold	16,641.15	75,805.14
53500 · Subcontracted Services	0.00	0.00
Total COGS	16,641.15	75,805.14
Gross Profit	200,041.15	913,612.66
Expense		
59900 · POS Inventory Adjustment	0.00	0.00
60000 · Advertising and Promotior	0.00	60.00
60200 · Automobile Expense	0.00	623.00
60201 · Fuel/Gas Expense	2,132.01	14,894.23
60400 · Bank Service Charges	303.90	2,494.52
61200 · Cash Drawer Payouts	0.00	943.31
61700 · Computer and Internet Exp	476.66	3,215.98
62500 · Dues and Subscriptions	0.00	2,403.04
62600 · Employee Expense		
62601 · 401(k)	620.50	5,066.23
62602 · New Hire	207.80	370.24
62603 · Education & Training	0.00	905.00
62600 · Employee Expense - Ot	1,083.96	5,479.40
Total 62600 · Employee Expense	1,912.26	11,820.87
62900 · Equipment Lease	3,807.00	24,841.02
63300 · Insurance Expense		
21101 · Dental Insurance	0.00	61.40
63310 · General Liability Insura	4,467.68	35,056.32
63320 · Health Insurance	3,221.14	25,492.42
63300 · Insurance Expense - Ot	0.00	4,895.03
Total 63300 · Insurance Expense	7,688.82	65,505.17
63400 · Interest Expense	0.00	0.00
63500 · Janitorial & Laundry Expe	4,805.84	21,320.90
63600 · Labor	56,215.05	367,803.23
63700 · Lake Expense	1,666.27	1,666.27
63800 · Legal	300.00	1,000.00
63805 · Licenses and Permits	2,515.35	4,638.84
64400 · Merchant Account Charge	2,168.44	7,178.29
64700 · NSF Check Fees Returned	0.00	0.00
64901 · Office Expense	1,725.11	4,809.82
64902 · Office Supplies	1,229.63	5,249.35

Lake Limerick
Profit & Loss Budget Performance
 March 2019

	<u>March 2019</u>	<u>YTD 6 mo. Ending 3.31.19</u>
65000 · Parks Expense	25.52	4,003.07
66000 · Payroll Expenses	5,767.00	41,767.36
66100 · Payroll Tax Expense	728.06	14,742.82
66500 · Postage and Delivery	31.22	1,645.27
66700 · Professional Fees	35,169.89	53,155.89
67200 · Repairs and Maintenance	1,012.07	26,383.54
67300 · Security	687.33	1,452.96
67800 · Small Tools and Equipmen	766.01	7,473.91
67805 · Supplies	3,394.36	18,324.80
68000 · Tax Expense	2,328.24	18,603.82
68001 · Taxes - Excise	0.00	2,231.53
68002 · Taxes - Property	306.00	2,776.95
68100 · Telephone & Television Ex	2,310.74	10,217.11
68400 · Travel Expense	18.99	447.32
68500 · Uniforms	0.00	1,431.67
68600 · Utilities	6,103.72	27,684.54
69800 · Uncategorized Expenses	0.00	0.00
69999 · Miscellaneous Expense	33.73	34.73
Total Expense	<u>145,629.22</u>	<u>772,845.13</u>
Net Ordinary Income	54,411.93	140,767.53
Other Income/Expense		
Other Income		
70200 · Interest Income	34.07	180.80
Total Other Income	<u>34.07</u>	<u>180.80</u>
Other Expense		
80000 · Ask My Accountant	0.00	0.00
Total Other Expense	<u>0.00</u>	<u>0.00</u>
Net Other Income	<u>34.07</u>	<u>180.80</u>
Net Income	<u><u>54,446.00</u></u>	<u><u>140,948.33</u></u>

BALANCE SHEET ACCOUNTS
March 2019

3/31/2019

Cash in Banks	Current Month	Balance				
Operating Account Heritage Operating	-	\$ 167,765.98				
Special Assessment Accounts Heritage - Golf Projects	-	\$ 8,832.37				
Savings Accounts Heritage: Money Market	-	\$ 230,803.03				
Reserve Account Ed Jones CD	-	\$ 182,663.78				
Total Cash in Banks:		<u><u>\$ 590,065.16</u></u>				
Accounts Receivable	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Current - credits are prepaid accounts	\$ 255.00	\$ 11,406.93	\$ 6,189.01	\$ 6,213.00	\$ 5,569.41	\$ 29,378.35
Accounts - Members not in good standing	\$ 6,441.86	\$ 31,194.08	\$ 20,018.90	\$ 16,125.00	\$ 201,386.00	\$ 275,165.84
						\$ 245,787.49
Accounts Payable	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Vendors - does not include water	\$ 28,943.61	\$ 5,200.76	\$ 44.33	\$ (177.72)	-	\$ 34,010.98
	\$ -	\$ -	-	-	-	-
Totals:	<u><u>\$ 28,943.61</u></u>	<u><u>\$ 5,200.76</u></u>	<u><u>\$ 44.33</u></u>	<u><u>\$ (177.72)</u></u>	<u><u>-</u></u>	<u><u>\$ 34,010.98</u></u>

CASH ACCOUNTS

Mar-19

3/31/2019

Location	Type	Name	Balance	Operating	Savings	Reserve	Property Sales
HOA							
Heritage	Checking	Operating	\$ 167,765.98	\$ 167,765.98			
Heritage	Money Market	LLCC Savings	\$ 230,803.03				
Edward Jones	CD 6 month	LLCC Corp. Reserve	\$ 182,663.78			\$ 182,663.78	
Heritage	Checking	Golf Projects	\$ 8,832.37	\$ 8,832.37			
Total HOA			\$ 590,065.16	\$ 167,765.98	\$ 8,832.37	\$ 182,663.78	\$ -
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Water							
Heritage	Checking	Water Operating	\$ 96,396.34	\$ 96,396.34			
OCCU	Checking	Water Committee	\$ 145,632.40				
OCCU	Savings	Water Committee	\$ 101,740.22	\$ 101,740.22			
Edward Jones	CD 6 month	Water Mainline	\$ 519,851.03		0	\$ 519,851.03	
Edward Jones	CD 6 month	Well #6 Reserves	\$ 184,655.21			\$ 184,655.21	
Edward Jones	CD 3 month	Savings	\$ 297,708.87	\$ 297,708.87			
Heritage	Money Market	Water Mainline	\$ 52,064.96		0	\$ 52,064.96	
Heritage	Money Market	Well #6 Reserves	\$ 29,212.98			\$ 29,212.98	
Total Water			\$ 1,427,262.01	\$ 96,396.34	\$ 399,449.09	\$ 785,784.18	\$ -
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TOTAL:			\$ 2,017,327.17	\$ 264,162.32	\$ 408,281.46	\$ 968,447.96	\$ -