

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

BOARD OF DIRECTORS

Minutes

June 15, 2019

9:00 AM

1. Roll Call

PRESENT President, Brian Smith (excused); Vice President, Tim McKern; Treasurer, Connie Wong (excused); Samantha Franklin, Secretary Members, Dean Dyson, Dave Kohler, Pat Paradise, Amanda Stephen, Norm Bartoo (excused); Don Bird (Ex Officio)

2. Approval of Minutes

Action: Dave Kohler moved and Dean Dyson seconded that the May minutes be approved. The motion passed.

3. Financial Report: Roger Milliman, CAM

Roger gave the financial report noting that some expense were higher last month due to three pay periods in the month, tax preparation expenses , restaurant and cafe exhaust hood cleaning and refrigerator maintenance, and equipment purchases. The Association is in sound fiscal health with adequate operating funds and saving. He responded to question.

Action: Dean Dyson moved and Dave Kohler seconded that the financial report be accepted. The motion passed with no nays.

4. Additions to the Agenda

None

5. Guests from the Floor

John Ingemi requested to address the group regarding a meeting he had with Mason County Deputy. John Ingemi gave a brief report of his meeting with the Mason County Sheriff's Office. He said that Sheriff was "pleading" with people to take pictures of all valuables as this is a great way to recover items if they are stolen. Be careful when hiring people for odd jobs. Too many people on our (Social Network sites NEXTDOOR Lake Limerick, FB LL) are looking for work and some are coming up on Law Enforcement lists as "suspicious" at the least!

Please report any suspicious activity, such as car doors being open in the morning, front or back doors appear to have marks around the locks that could indicate someone tried to get in. Anything missing - no matter how small, etc. Break-ins are happening during daylight hours at this point. Reporting is important as it gives law enforcement and opportunity to "plot" the various locations. John and the Det. Discussed if the rash of burglaries is comparable to the increase in drug activities? This is being looked at as well.

6. Consent Agenda:

Pat Paradise requested to pull both motions from the Compliance Committee for further study by the Board prior to any action. Samantha requested to pull the Water Committee motion on a proposed hire since Don Bird was still providing more information to the CAM per the executive board request. Dave asked for and received clarification on Inn Committee minutes. The committee is still examining the correct term for non members who receive social privileges.

Action: Dave Kohler moved and Amanda Stephen seconded that the consent agenda be approved minus the water motion on hiring and the two compliance committee motions. The motion passed.

7. **Presidents Report:** Vice President Tim McKern expressed how impressed he was by the input and involvement of Lake Limerick community members. He thanked them for their interest and participation.

8. **CAM Report:** Roger Milliman

We had a terrific start for Music on the Patio Sunday May 26 performed by the Harlan Davis Project. Our staff put together their service plan in 6 days resulting in \$3500 in sales. Thank you to our staff and all the attending Families totaling over 200 people.

We have two more music events scheduled this summer. Sunday July 7 we're bringing back Pam Wiley, The Lady Drinks Whiskey with her new band 5-7pm. Scheduled the day after Lake Limerick Daze to complete the weekend.

And we're finishing off the summer season with the End of Summer Bash on Saturday August 31 ending the day with rising country star Maile Mae from 6-8pm. Plan to join your friends and neighbors.

For Administration we are continuing our work with Payment Service Network developing our Lake Limerick web-based system to pay dues and water bills. We plan to start internal testing next week.

Additionally, we've been updating employee job descriptions providing the basis for managers to more effectively hire, coach and for performance reviews.

On Friday May 31, I joined Debbie Moore and Tim Reber with Harry Gibbons our lake limnologist surveying Lakes Limerick and Leprechaun. Harry is now adjusting his mix of ingredients for the to be scheduled summer treatments.

I also recently toured Lake Limerick's 5 divisions with our Compliance Chair John Ingemi to visualize properties requiring attention. Your Compliance volunteers are tackling a challenging task enforcing our covenants for properties out of compliance.

Our joint Inn and Greens Marketing Sub-Committee has developed an advertising campaign promoting our Golf Course and Café. Accomplishments to date include joining the Chamber of Commerce and publications include Business Matters, Shelton Mason Journal with golf and café coupons, The Visitors Guide, Inside Golf Magazine circulated in NW golf courses and Fjord Magazine promoting Puget Sound experiences with a 10,000 copy distribution including State Ferries.

Connie Wong and I recently met with our five department managers kicking off our 2020 budget plan. Managers are developing their inputs for revenue, COGS and expense forecasts with written assumptions they are accountable for. Additionally, they are documenting capital projects and major equipment needs. Committees are also documenting desired capital projects. From there, the Office Admin staff will develop budgets for line items such as insurance, payroll expenses, janitorial, etc. Rollups will be communicated with the BOD with Connie, Office and I grinding through the details in preparation for a HOA vote in October at the Annual Meeting.

And last Tuesday June 11, I joined our community celebrating the opening of our new Green #7 with a ribbon cutting ceremony. Congratulations to Jason Howerton, Elen Gashet del l'sle, Vern Duggan and the Greens Committee plus from the strong support of Women and Men's Leagues fund raising. They raised 75% of the cost completing the project on time and under budget. Thanks to all for a job well done.

9. **Old Business**

Deck Project – Pat Paradise said that he had agreed to oversee the deck project and has been working with John Torkelson and Roger Milliman and will be consulting with Mason County. The County will tell us what our options are but there is a great deal of work to be done before then. A detailed site plan must be prepared. The project may trigger the requirement to update the building to meet ADA requirements. Pat is gathering facts still and keeping an open mind.

Several community members expressed concerns and other considerations. Among the ideas expressed.

- a. Don't build a deck at all since it is primarily to benefit renter of the great hall and not members.
- b. Build a smaller deck that would be an observation deck
- c. The proposed deck could impinge on the neighbors privacy and view.
- d. The proposed deck with a horizontal beam would make the restaurant and lounge dark and inhibit the view.

10. **New Business** Several members had concerns about the two Compliance committee proposals so Tim McKern allowed for brief discussion on-

- a. Resolution 2019-3 - There followed a lengthy discussion on the intention of this proposal. Concerns were that it could be interpreted as prohibiting family reunions. Camping parties, etc. It could mean that members could not keep boats or RVs parked next to their homes if not used for weeks at a time. John explained that the committee's intention was to have some authority to have junk and derelict cars removed and prohibit lots used as parking lots, not the activities mentioned. Tim reminded everyone that this issue had been tabled for further review.
- b. Renter Information Form – A member expressed concern that any such document be vetted by an attorney. Board members had several questions. This form will be reviewed and discussed further.

11. **Other Business**

None

12. **Correspondence**

None

13. **Announcements and Upcoming Events**

- a. Father's Day Dinner June 16
- b. Lake Limerick Daze July 6

14. **Motion to adjourn to closed session to discuss personnel issues**

Action: Motion to reconvene to open session

15. **Motion to adjourn**