

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

BOARD OF DIRECTORS

Minutes

August 17, 2019

9:00 AM

1. Roll Call

Present: President, Brian Smith, Vice President, Tim McKern, Treasurer, Connie Wong excused, Secretary, Samantha Franklin, Directors, Norm Bartoo, Dean Dyson, Dave Kohler, Pat Paradise, Amanda Stephen (calling in), Don Bird (ex officio)

2. Approval of July 2019 Minutes

Action: Dean Dyson advised Joe's last name was incorrect. He is Joe Long. Dave moved and Tim seconded that the minutes be approved as amended. The motion passed unanimously.

3. Financial Report

Action: P&L report for July was distributed and Roger noted that LLCC had a net income of \$52000 for that month. Dean moved and Dave seconded that the financial report we accepted. The motion passed unanimously.

4. Additions to the Agenda

Action: Samantha asked that Ron Harper be introduced. Ron is our new account manager and has been assisting Roger in improving quick books and preparing for the new budget.

Pat asked to pull the Compliance motions from the consent agenda to discuss as new business.

5. Guests from the Floor

None

6. Consent Agenda

Action: It should be noted that approval of the Consent Agenda indicates the Board concurred with all permits issued by the Architecture Committee as listed in the table titled Building Permits August 2019 included in the Agenda Dave moved and Pat seconded to approve the consent agenda minus the Compliance motions. The motion passed unanimously.

7. Presidents Report – Brian Smith

Brian emphasized that today's discussion was on a draft of the budget. The executive committee has been working for several months with Roger, Ron and Connie improving our use of quick books, and familiarizing ourselves with changing labor laws, etc. to the end that we can present a fact based budget. Discussion is welcome and the final budget will be reviewed next month prior to the membership vote in October.

8. Cam Report – Roger Milliman

Roger Milliman-With the Inn committee support, we are revising our Great Room Rental Agreements for separate Member and Public rates, terms and conditions. Purpose is to promote usage and eliminate ambiguities and legal requirements

Our advertising campaigns are showing success-\$37 special for a round of golf and a café meal has 72 Public transactions to date @\$2664 and our Family golf for \$20 designed for Member has 6 transactions to date.

Next Friday August 23, we are sponsoring Hole #16 at the Chambers Alderbrook golf tournament handing out gift bags with Fall promotion 2 for 1 golf flyers scheduled for Sept 16-November 17.

Our End of Summer Bash on Saturday August 31 is being planned by the Inn Committee with Youth activities, corn hole toss competition, beer garden and for lunch we'll be serving member appreciation hot dogs and root beer floats, We'll finish off the day with a western themed BBQ buffet starting at 4:30 and music from 6-8 by rising country star Maile Mae.

Needless to say the remainder of the month has been consumed with budget development working with our Department Managers, Office Administration and the Executive Committee.

9. Water Report – Don Bird

Don Bird reported that the water system is operating well and currently has the capacity to meet our needs. In July there was one incident where an alarm was triggered indicating a reservoir was not filling adequately. The water committee relaxed the set points to fill reservoirs to a higher capacity overnight and alerts are set to give real time alerts to Joe, Northwest Water and Don. He responded to questions and assured that the aquifer is fine. PUD has still not installed the needed transformers to provide properly conditioned power to one well

10. Old Business

- a. Status of the deck project. Pat Paradise reported he met with the county Thursday 8/15 and again Friday morning 8/16 and tried to submit permit application for "repair" of the existing deck. County staff outlined minimum requirements needed for structural engineer and wet plans stamped by the engineers prior to issuing a repair permit. Next step is to meet with structural engineer to discuss scope and get them under contract subject to Board approval. He would like to use Hodge because the county would accept the information they already provided in 2010. The plot plan was accepted with no exceptions noted and photos were included. Issues still to be addressed include railing details, joist spacing and size, decking material and thickness, lateral connection details 4 locations at 1500 lbs. each (or a statement from structural engineer that it is not required, enlarged elevation and plan view of deck repair to indicate that it is inside the roofline and not extending past the building footprint, and existing

minor dry rot conditions will require structural engineering solutions. Only two relatively small locations noted in the beam survey.

- b. Update on Payment Services Network. The system is in trial mode and already at least one bug has been detected. After some more trials on water HOA dues will be added. The decision was made to eliminate the convenience fee for the PSN and eventually charge a transaction service fee to walk in or call in credit card users.

11. New Business

- a. Pat requested additional information on the motions by Compliance to name three members not in good standing. It was agreed that John would make the files on these cases available for review by the executive committee. Our process of making a member not in good standing is being reviewed by our attorney. John pointed out that Samantha had missed a motion that was not in the committee minutes but was on the compliance register.

The motion was to revise 2006-09 fine schedules to \$600, \$1200, and \$1800. Brian asked that the committee prepare a new cleaner resolution that clearly states that it supersedes all others and that it will be reviewed annually. Don asked if the committee handles infractions such as boats exceeding speed limit. John reported that they do receive these complaints after Lake committee attempts a resolution.

Lou Jackson pointed out that unsafe behavior should be reported to 911.

- a) Nomination Committee: Brian and Mary Lou Truatman explained the duties of this committee and that one needs to be established soon for next election of 3 board members and 2 water committee members. No one present volunteered to lead this although Kayla Paradise said she would consider helping someone. Members of the community are invited to show interest in this committee or in running for the vacant positions.
- b) Budget: Roger and Brian gave opening remarks explain how they had instituted the bottom up budget approach working with the department managers. We were able to predict reduced expenses in several areas. However there is still not a lot of money for capital projects. Each Committee was given an opportunity to present their prioritized list of capital development and equipment requests. Don Bird gave water plans, and responded to questions. Susan Smart gave Inn Committee requests and responded to questions. Sheila Nokes spoke for the Greens committee requests. Dave Kohler reviewed Lake and Park requests explaining the need for more aggressive long term treatments for our lakes.

Brian first reviewed the draft assumptions upon which the 2020 budget were based and responded to questions from members and the Board. See attached draft of Budget Assumptions. It was clarified that #3 should read that water current metered rate is \$19 the proposal is to raise it to \$22 and have the consumer pay the utility tax which is approximately 92 cents for the first 10000 gallons. There were several comments from the members in opposition to the consideration of raising golf fees pointing out that this may result in loss of revenue when members don't renew or the public is no longer interested.

Dave pointed out that although not present at this meeting there are a number of members who have concerns about subsidizing the golf course to such a large extent and the board needs to listen to those concerns as well as the golfers.

After discussion the Board voted on each assumption. 1-5 were accepted unanimously.7-13 were accepted unanimously. 15-19 were accepted unanimously. 14 regarding moving mechanic wages and other related expenses from facilities to Greens was accepted with Dean noting he wants to see any time not spent on Greens billed to another category.

Brian requested that the assumed 5% increase in golf income remain as a goal, the current schedule of golf fees submitted by the Greens committee be adopted and a request made to the committee to devise a plan by November aimed at increasing golf revenue by 5%. This revised assumption was accepted with three no votes. Samantha, Dave and Pat voting no.

Opportunity to briefly review the proposed budget was given. Another draft will be presented in September. Brian also suggested that the motion to adopt a final budget next month include requiring adoption and use of a procurement policy and reinstatement the use of the Project Approval Request process.

12. Other Business

None

13. Correspondence

None

14. Announcements and Upcoming Events

- a. End of Summer Bash August 31

15. Pat moved and Tim seconded to adjourn. Motion passed unanimously.