

*Lake Limerick C.C.*



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**LAKE LIMERICK COUNTRY CLUB**

**BOARD OF DIRECTORS**

**Minutes**

**September 21, 2019**

**9:00 AM**

**1) Roll Call**

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

**2) Approval of August 2019 Minutes**

**Action:** Dean Dyson moved, and Dave Kohler seconded that the minutes be approved as presented. Motion passed unanimously.

**3) Financial Report**

Connie Wong presented the financial report noting that LLCC is in good financial shape, we have moved \$68000 to a reserve fund for Capital Asset Repair, she responded to questions from the Board members and community members.

**Action:** Tim moved, and Dave seconded that the financial report be approved as submitted. The motion passed unanimously.

**4) Additions to the Agenda from Board**

- a) Don Bird asked to give the water report.
- b) Connie Wong asked for an update on the ski course under old business.

**5) Additions to the Agenda from Guests**

- a) Bud Morrow asked to make a statement about committees.
- b) John Ingemi asked to handout the proposed rental agreement form that should be discussed at the November meeting.
- c) Pat asked to pull the Compliance motions from the consent agenda to discuss as new business.

**6) Presidents Report:** Brian deferred his report in the interest of time.

**7) Cam Report:** Roger Milliman

Our final event End of Summer Bash was well attended enjoying appreciation hot dogs and root beer floats, youth and adult activities and a "beverage garden". We finished the day with music on the patio listening and dancing to Maile Mae with over 250 attending. A huge thank you to all the volunteer and staff that worked another terrific Lake Limerick event.

We are planning additional indoor themed music events through the end of the year including dinners for Oktoberfest, Halloween, Thanksgiving, Christmas and New Year's Eve. Make a reservation with your friends through the office and we'll see you at the Inn.

If you have yet to try, we have a new Fall Restaurant Menu and looking forward to your feedback.

Last Wednesday we hosted an Employee Appreciation lunch with several Board members thanking them for their quality work and customer service. I encourage all Members to thank employees for their work when you have the opportunity.

Employee performance reviews are being planned in October.

Our 2 lakes were recently treated for our annual weed control. Harry Gibbons our lake limnologist is scheduled to speak at our October Board meeting to guide us through lake management.

Our advertising campaign continues to market our Café and Golf assets increasing Public usage. Results include nearly 100 Public rounds using the \$37 Special plus the Family Golf for \$20 and recently launched 2 Fore 1 running through mid-November. We were well received at the recent Chamber of Commerce golf event an Alderbrook promoting Lake Limerick. The Office has had several recent walk-ins from Alderbrook residents exploring our community.

Payment Services Network is testing and ready for your use for Water payments. We are loading and testing for Dues payments next week and when completed start advertising to Members.

#### **8) Water Report: Don Bird**

Don thanked everyone for conservation efforts. He further asked for everyone to be alert to standing water in unusual places. We are currently experiencing a very highwater loss of 16% so be alert for leaks. Joe and Northwest water will be doing hydrant flushing which will cause a temporary cloudiness to the water. Residents will receive notice of this and are advised to flush their own pipes at the time. Tim McKern is kindly providing support to this effort from the fire department. Don talked about improvements to be made to the system with the Capital Development request. He answered questions from the Board and community member.

#### **9) Consent Agenda:**

Pat Paradise said he has trouble reading the compliance register and suggested that from hence forth the most recent action be placed at the top of the entry rather than listed in chronological order. The compliance committee members present agreed to that. Dave asked for clarification of the Badger installation. Don responded the I.T. consultant needed to install the unit is included in the quote along with software and one-year licensing.

**Action:** Dave moved, and Pat seconded that the consent agenda be approved minus the Architecture motion to be held for further discussion. The motion passed unanimously.

#### **10) Old Business**

a) **Status of the deck:** Pat Paradise reported that LLCC now has a contract with Hodge who did the 2010 deck repair plans. They will need to do at least one site visit and Pat will show him the other decks potentially needing repair at that time. He hopes to get a package from them in about four weeks and then can apply for a repair permit from the county. Pat agreed to the suggestion that he work with the Inn Design committee although the intention is to use the plan they had previously approved.

- b) **Re-implantation of LLCC Project Approval Form:** Roger presented a form that had been adopted by the Board some years ago. He is requiring it now to better track all projects. Each project will have its own line item in for future capital projects. A discussion ensued on the meaning of “project”. It was generally agreed that a project would be a task that required funding and would be performed by more than one person. It was agreed that projects would go through the appropriate committee. The proposal would be logged by the project manager and posted online.
- c) **Update on Payment Services Network:**  
The system was in trial and at least one bug has been corrected. After more trials HOA dues will be added. The water payment is now fully ready to go.
- d) **Update on ski course placement:**  
Dave reported that the team -a diver and support barge- should be working on the course this weekend although it is weather dependent. They are still on course to have visible buoys removed by October 1, 2019.

## 11) New Business

- a) Motion made by Connie Wong to change authorized bank signatures by removing Terry Hinchcliff from all Heritage Bank accounts, including Water, and by also removing Deborah Wallace (past CAM) from OCCU (water) accounts.  
**Action:** Dave Kohler seconded; motion passed unanimously.
- b) Motion made by Connie Wong to accept LLCC Banking signatory information as proposed on hand out attached.  
**Action:** Dave Kohler seconded; motion passed unanimously.
- c) Connie presented a policy for at least annual review of all authorized signers on LLCC accounts.  
**Action:** Dave Kohler moved, Tim McKern seconded; motion passed unanimously.
- d) 2019-2020 Revised Assumptions:  
**Action:** By consent of the Board the present assumptions will be posted to the web site, available in the office and sent to the voters as submitted.
- e) 2019-2020 Operating Budget HOA:  
**Action:** By consent of the Board the present budget will be posted to the web site, available in the office and sent to the voters as submitted.
- f) 2019-2020 Capital Projects HOA:  
Two members from the Inn design committee presented their vision for remodeling the Inn, what they have accomplished in the last two years, and what they plan going forward. They put forth reasons for their prioritize son. They responded to questions and suggestions from the Board. Pat pointed out that orientation of a floating floor is key to how easily it can be moved or replaced.  
**Action:** By consent of the Board the Capital Projects HOA will be presented to the Board Including the Inn Committee’s request to fund flooring and hiring an architect.

g) **Operating Budget Water and Assumptions:**

This was unchanged since the study session. Northwest Water will continue to be used and may be used more often to complete projects. The budget includes money to hire an additional fulltime employee, subject to Board approval. Don responded to several line item questions. The Budget also reflects a \$3 increase in water bills.

**Action:** By consent of the Board the Operating Budget Water and Assumptions will be posted to the web site, available in the office and sent to voters as submitted.

h) **Capital Projects Water and Assumptions:**

Don reported that the first three items on this list should be removed as they will be accomplished this fiscal year. The other projects are to improve well capacity and monitor water use more closely.

**Action:** Pat Paradise moved, and Dean Dyson seconded that the HOA Water and Capital Projects list and Water Operating Budget and Capital be accepted as amended. The motion passed unanimously. By consent of the Board the Capital Projects Water and Assumptions will be posted to the web site, available in the office and sent to voters as submitted.

**12) Clarification on Committees:**

Bud Morrow said he wanted to see people use the committee system and not go to the Board without going through the appropriate committee. He also inquired if it is appropriate for Board members to sit on a committee and then vote to approve their own motions. It is. It was also clarified that Lake Limerick allows spouses to sit on the same committee and exercise two votes.

**13) Architecture Motion:**

After discussion Dave moved to amend the motion to read Impose a fine of \$1000 to David Pillsbury for clearing the trees on Division 4 Lot 043 without a permit and due to the speculative nature of clearing the lot and reselling. Pat seconded. The motion passed unanimously.

**14) Correspondence:**

Dorothy Powter asked what was happening with her correspondence to the Board. Brian advised that it had been given to our attorneys for review. She will be advised

**15) Dave moved and Dean seconded to adjourn to closed session to discuss legal/personnel issues.** The motion passed.

**16) Dave moved and Pat seconded that we move back to open session.** Motion passed

**17) Dave moved and Connie seconded that all motions made in closed session be adopted.** Motion passed

**18) Dave moved and Tim seconded that we adjourn.** Motion passed.