

Lake Limerick C.C.



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**LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS
MINUTES
November 16, 2019 9:00 am**

- 1) Roll Call:** President, Brian Smith; Vice President, Tim McKern; Treasurer, Connie Wong; Secretary, Samantha Franklin, Directors; Dean Dyson, Pat Paradise, Dave Kohler, Amanda Stephen, Don Bird (Ex Officio)
Absent: Norm Bartoo (excused)

2) Approval of October Minutes:

Action: Connie Wong moved and Tim McKern seconded that the minutes be approved as presented. **Motion passed unanimously.**

3) Financial Report:

Connie Wong explained the new financial format that shows the big picture and then a department specific report, for each department. She responded to questions from the Board and from members. In response to a request that “fines” be better defined as those levied and those paid, so there is a way to track when fines are paid. Brian asked that Connie work with Roger and Ron to produce that report. (Post meeting information – Ron Harper has this report)

Action: Dean Dyson moved and Dave Kohler seconded that the financial report be approved as submitted.
Motion passed unanimously.

4) Additions to the Agenda from Board:

- a. Tim requested to add Fire Adapted Communities and Emergency Management to New Business.
- b. Dave asked to Log Boom and weir boards to Old Business.

5) Additions to the Agenda by Guests:

- a. Penny Cory asked to discuss the situation with our recent water issues. After discussion the request was withdrawn.
- b. Vern Duggan asked to discuss golf cart purchases and other golf issues.
- c. Vern Duggan asked to discuss golf budget

6) Consent Agenda:

- a. Dean Dyson asked for clarification of motion two from the Lake Dam Committee. Dave explained that the request that the BOD create a task force to address the Inn Island erosion was a reflection that the

committee had invested enormous time on the issue and it is obvious there is much left to do and they need help. This item was referred back to the committee with several suggestions about how and why the committee should prioritize and handle this task.

- b. Brian stated that the compliance register from Compliance Committee needs to reflect that a fine was removed from Division 04 Lot 218 because procedures had not been adhered to, specifically that no letter of complaint concerning the sheep had been issued prior to the fine letter being sent.

Action: Dave moved and Pat seconded that the consent agenda be approved minus two motions from the Lake Committee and with the corrections of the compliance register to read fine was removed because a complaint letter was not issued prior to the fine. **Motion passed unanimously.**

7) Presidents Report:

Brian reported that Lake Limerick has experienced two water emergencies in the past weeks. It is now obvious that we do not have a good way to alert the community even though we used all available social media and staff hung door handle information at every home. We are in the process of looking into various options for telephone or text communication.

Brian was pleased to report that Leslie Roswell has agreed to chair the Compliance Committee.

8) CAM Report:

- a. Beginning this month financial reporting achieved a milestone. Now 100% produced from Quick Books accounting software providing better tools to manage finances.
- b. For the month of October our golf, restaurant, café and lounge sales exceeded October 2018 by 20%, \$34,175 vs. \$28,371.
- c. Golf has booked a new tournament by a local fire fighters group on Saturday June 20. Additional calls from new customers are being received.
- d. Golf course Superintendent is now purchasing organic chemicals and fertilizers from Puget Sound Specialties. We are researching safe practices for the same weed control results to stop using glyphosate.
- e. Office calls for Dues and Water payments are beginning to go down. Currently Members signed up on the LLCC website for automatic bill payments total 124 for Dues and 242 for Water.
- f. Parks (restrooms) are closed for the season. We appreciate the services of our maintenance staff and the 3 Park Host volunteers at Log Toy, Banbury and Anglia.
- g. Manager personnel have had their annual reviews completed including the majority of staff.
- h. We are working in lock step with Mason County Public Works for a Navy railroad trestle project on Mason Lake Road. When the project is started, drivers will experience one-way lighted traffic signaling. More information will be communicated when the project is scheduled to start.
- i. We have multiple events planned through New Year's Eve dinner. Starting Sunday, November 17 we are launching Family Night priced meals and again for the Tree Lighting event on December 1 through December. Additional events are being advertised including, Thanksgiving and Christmas dinner buffets. We look forward to celebrating together.

9) Water Report:

Don reported that there was a significant event last Tuesday when a contractor from Comcast dug into a road and punctured a water main causing a drop in water pressure below 20psi. The road was appropriately marked that a water main was under the road but the exact location was unknown. This should have prompted the contractor to contact the water manager. The main was quickly repaired by KCL with the assistance of LLCC staff, and water service was restored by 8pm, approximately 8 hours after the break. However, a significant reduction in water pressure could allow contaminants to leach in. Therefore, treatment of the entire loop system is required. The water manager and Northwest Water worked through the night to chlorinate all the wells. A test will be conducted early next week when the chlorine has dissipated.

Water Manger, Joe Castelluccio, explained that when this type of incident occurs the 811 service conducts an investigation. He is preparing the required reports and documents.

Don mentioned that people have noted activity at well three. Check valves needed to be replaced and corroded pipes were discovered and replaced. PUD is working on three phase power at this well. All symptoms of our aging system.

Vern Duggan thanked Joe and Jason for their professionalism and dedication to the community.

10) Old Business

- a. **Status of the Deck Project:** Pat Paradise said that as reported last month he met with the structural engineer from Hodge in October. Their report has now been prepared and he will meet with them next week. If everything is in order, he will then apply for a county permit, coordinate with the Architecture and Inn committees, and then the next step will be getting bids.
- b. **Replacement of Bus Stop Shelter with Bench:** Roger Milliman reported that the deteriorating dangerous shelter will be removed and replaced by two concrete benches (700 pounds each).
Action: Dave moved and Dean seconded approval for a cost not to exceed \$2000. **The motion passed with no nays.**
- c. **Golf Issues:** Vern Duggan reported that the Greens Committee had settled on purchasing used golf carts with the \$25,000 budgeted for this to bring our fleet up to 25 from 17. He presented the Project Approval Form for this. He responded to several questions. Pat questioned where the additional carts would be stored and whether our electrical system could handle the additional charging stations. Joe confirmed that there are electrical issues, blown circuits, when the current charging stations are used. Each one should have a separate circuit breaker. Roger said that RAM electric will be assessing our electrical system during the winter and this will be addressed. Don suggested that we examine installing a charging station for electric vehicles.

Vern reported that the Greens Committee is still determined to hire a Golf Pro and would like to address this with the Executive Board. Brian indicated it would be added to the agenda for the next CAM meeting.

Vern reported that with the increase in fees and the contract with an additional tournament the Greens committee will meet their goal of raising revenue by 5%. Brian observed that perhaps the BOD should have set a higher goal (a Big Hairy Audacious Goal or BHAG), and that the Board expected the committee to continue to come up with ideas to increase revenues by getting more outside players and

by filling up unused capacity on the course at peak times. He recognized the new effort to give member rates to members of the armed services and veterans.

- d. **Weir Board and Log Boom:** Dave reported that as requested staff confirmed the depth of the spillway notch that holds the weir board. When an inch is shaved off the weir board the lake level will return to the previous lower level.

Roger reported that he had met with Kelly Evans to discuss Inn Island log boom options and review the shoreline management requirements. They will meet with Mason County about the county requirements and any permitting needs.

11) New Business

- a. **Formation of a Committee to Initiate Reserve Study:** Brian explained that the consultant retained to conduct Reserve Study provided in this year's budget will need to be selected and managed. Connie will be on the committee and Lake Committee, Inn Committee and Water Committee should definitely be involved. Several members from the community were suggested as possibly being of assistance. Connie requested that any suggestions or volunteers be emailed to her.
- b. **Investments:** Connie had previously submitted her proposed policy on investments. There was a lengthy discussion of investment strategy and suggestions. It was suggested that the Policy be reviewed by LLCC attorney. Connie said that her immediate concern is moving some money out of Heritage because collectively Water and HOA (same tax id.) have well over the FDIC insurance maximum. She would like to move it to Edward Jones for them to invest it in something conservative but that would earn higher interest than our current savings account.

Action: Dave moved and Pat seconded that Connie be empowered to move \$230,000 from Heritage to Edward Jones. **The motion passed unanimously.**

- c. **Navy Train Trestle:** Brian Smith reported that the Navy has a contract to perform seismic retro-fits on three train trestles in Mason County. This contract will require disruptions and rerouting of traffic and relocation of utilities owned both by the county and Lake Limerick and a cable company. The contract does not indicate who will move or pay the expense to accomplish this. Despite efforts by Brian to reach the Navy there has been no contact with Lake Limerick or Mason County. There are various other concerns such as, disruption of emergency vehicles response and harm to residential county roads from detoured traffic. Brian and Roger will attend a meeting on Monday with county commissioners to gain additional information.
- d. **Emergency Notifications:** Tim is working with Troy Jasmin and others on better ways to communicate with the membership in emergency situations. He presented a document currently in use by Mason County Emergency Management that allows people to opt in for telephone communications. Tim is working on refining this document to reflect Lake Limerick as a covered area.
- e. **Fire Adaptive Communities:** Tim also distributed information on Fire Adaptive Communities (previously Fire Wise) for homeowners.

12) Correspondence

None

13) No Motion to Move to Closed Session.

14) Dean moved and Tim seconded that we adjourn. Motion passed.