

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

BOARD OF DIRECTORS

MINUTES

December 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, Don Bird (ex officio) (excused)

2) Approval of November 2019 minutes

Action: Pat Paradise moved and Tim seconded that the minutes be approved as presented. Motion passed unanimously

3) Financial Report

Connie Wong presented the financial report stating that she is still working with Water to move money out of Heritage bank to bring the balance down to an appropriate amount that will be insured. She responded to several questions from the Board. It was pointed out that certain expenses-fuel, payroll tax- look higher than they should be year to date. Connie has these flagged and is working with Ron and Roger on addressing these. Another category of confusion is the fines and fees noted as income. Connie stated that these were all fees, primarily for Title transfers.

Action: Dave Kohler moved and Dean Dyson seconded that the financial report be accepted. The motion passed unanimously.

4) Additions to the agenda from the Board

Tim Mckern asked to add Board communication as item c under new business.

5) Additions to Agenda from Guests

None

6) Consent Agenda

Action: Pat moved and Dave seconded that the consent agenda be approved. The motion passed unanimously.

7) Presidents Report

Brian wished everyone a Merry Christmas and Happy New Year.

8) Cam Report

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Roger Milliman-gave his report and responded to questions:

For the month of November our golf, restaurant, café and lounge sales exceeded November 2018 by 33%, \$28,955 vs \$21,720. YTD we are up 26% over last year.

Mason County Emergency Alert letters to all homeowners were mailed Friday December 13th. The Board listened to inputs from our recent Water incidents and we worked with the County to provide a new tool for more timely notifications. Those who sign up will be notified initially by a combination of voice, email or text alert notifications. Detailed additional information will continue to be supplied via the LL website and social media.

An insurance claim for repairs and damages was filed for the Water main break against the contractor. The contractor filed a challenge with WA State Dig Law Safety Committee. We have a January 9 conference call for both sides to explain their positions.

Lake Limerick reviewed our insurance policy (General Liability, Umbrella & D&O) and has renewed with Philadelphia Insurance. We are under our budget assumptions previously forecasting a 12% increase that actually came in at 8%.

The HOA draft investment policy was sent to our attorney to review to ensure compliance with WA State HOA law. She agreed with some minor additions.

Office calls for Dues and Water payments are continuing to go down. Currently Members signed up on the LLCC website for automatic bill payments total 169 for Dues and 300 for Water.

We have 14 Inn Member and Public catered events for the month. We had another Family Dinner Night on December 15 with additional dinners tomorrow Sunday and again on December 29. Upcoming dinner events include Christmas dinners today Saturday the 21st and New Year's Eve. Please contact the Office for NYE reservations.

9) Water Report

Pat reported that Don is on vacation and the Water Committee did not meet this month, so nothing to report. Dean mentioned that he had observed Joe dealing with a substantial leak in Division 4.

10) Old Business

- a. Status of the deck: Pat Paradise reported that he will complete the necessary paperwork to present to the county immediately after Christmas.
- b. Reserve Study Committee: Connie has recruited Howard Cornell, Paul Wagner and representatives from all the committees except Greens to work on this committee. She will continue to ask for assistance from Greens.
- c. Roger presented the Great Hall rental Agreements that have been approved by our attorney. There is one for members and one for non-members. Several modifications were discussed but it was decided that these could be addressed at a later date. Pat asked for conversation about the activities in the great hall that require payment and the ones that do not. The Inn committee is also looking into the policy.
Action: Pat moved and Dave seconded that the Rental Agreements be approved with the amendments that section 5 e in both agreements read "10% of the amount of the catering contract is due to Lake Limerick as a fee prior to the event" and in the public agreement the daily rental should read "up to twelve hours per day". The motion passed unanimously.

11) New Business

- a. Application for Board Vacancy: Brian reported that the Board vacancy has been advertised and a few applications have been made but he would welcome others before the January meeting.
- b. Insurance Renewal: Tim McKern, Ron Harper and Roger met with Lake Limerick's insurance agent and had a thorough review of our potential liabilities. Cyber-attack insurance has been added and we were advised that a pollution suit is identified as a potential liability. Several Board members made suggestions regarding our above ground fuel tanks which could be compromised. Roger also reported that he had budgeted for a 12% increase for insurance but it came in at 8% over last year.
- c. Tim asked that the Board work on better communication with Committees. He proposed meeting with the chairmen's prior to future Board meetings at 8:15a. Brian stated that he liked the idea but not the time. It was noted that Committee chairs are always welcome (as is any member) to the bi-weekly CAM meetings.

12) Other Business

Brian thanked Samantha and Mark for their years of service to Lake Limerick.

13) Correspondence

Roger noted that the association has received notice of an 811 Dig inquiry.

14) Closed Session

Motion to Adjourn to Closed Session to discuss legal/personnel issues.

Pat moved and Dave seconded that the Board move to closed session. The motion passed.

Motion to reconvene to open session.

Pat moved and Tim seconded to move to open session. The motion passed.

Motion to accept all motions made in closed session.

No motions were made on legal issues.

15) Motion to Adjourn.