

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB

BOARD OF DIRECTORS

MINUTES

February 15, 2020 9:00 am

- 1) **Roll Call:** President, Brian Smith; Vice President, Tim McKern; Secretary, vacant; Directors: Pat Paradise, Dave Kohler, Amanda Stephen, Norm Bartoo, Tamra Ingwaldson, Don Bird (Ex Officio)
Absent: Treasurer, Connie Wong (excused)
Dean Dyson (excused)
- 2) **Approval of January 2020 Minutes:**
 - a. **Action:** Amanda Stephens moved and Dave Kohler seconded that the minutes be approved as presented. Motion passed unanimously.
- 3) **Financial Report:** Accounting Manager, Ron Harper
 - a. **Action:** Dave Kohler moved and Tim McKern seconded that the financial report be accepted. Motion passed unanimously.
 - b. For those that wish to review the financial report further, they are available on lakelimerick.com. On the grey bar select Association. Financials are located in the Master Minutes Search and are attached to the monthly Board of Directors minutes.
- 4) **Additions to the Agenda from Board**
 - a. **Brian Smith: Add St. Andrews Navy Golf Easement to the agenda.** Added under Old Business, following Navy Train Trestle Status.
- 5) **Guests from the Floor**
 - a. Requests to be Added to the Agenda
 - i. **Jeff Sterba: Requested to address the Board regarding vandalism on the 8th Green.** Added under New Business
- 6) **Presidents Report:** Brian Smith it's been a busy month. Reminder to the community. Social Media is not the proper outlet for community frustrations. Stop using your thumbs and get involved in the process.

7) CAM Report: Roger Milliman

YTD our retail sales continue trending above last fiscal year for golf, café, restaurant and lounge. Marketing and your patronage are working. As Ron Harper reported our HOA financial P&L performance is on plan.

Your strong support for events including yesterday's Valentine golf tournament and dinner is appreciated. Last evening in the dining room, we were entertained by local cello musician Dave Pierik. Our next dinner event is Saint Paddy's Day on Sunday March 15.

Regarding the water main break on November 12, I have a call into the UTC who has yet to make a ruling.

Our security program continues to be analyzed. I have a call into Chief Sperling and I've also been in contact with Alderbrook, Lake Cushman and Lakeland Village. I have learned that none of them have internet-based camera systems and Lakeland plus Cushman have employee patrols.

This resulted in the GMs restarting a quarterly roundtable to exchange ideas and lessons learned scheduled on February 26.

Comments: Pat Paradise & John Ingemi commented that security is an asset to the community. Roger Milliman mentioned that other HOA's have a \$10 per month "snow bird" property checks.

For HOA Compliance letters and our fine process, we are continuing to coordinate with our attorney. Additionally, we are documenting a SOP for our collection process for Dues and Water.

Water Manager Joe Castelluccio resigned on February 3 and his last day was February 13. The position has been widely posted. NWS continues as our on-site and on-call support.

Also, Duane Carlson Facilities Manager is currently on a 2 week leave of absence returning the first week of March.

Office calls and walk-ins for Dues and Water payments are continuing to improve. Currently Members signed up on the LLCC website for automatic bill payments total 213 for Dues and 351 for Water. Thank you

Comment: Discussion regarding statement mailing, possibility of emailing statements? Ron Harper clarified that UMS does not support emailing of water statements.

8) Water Report: Don Bird

Joe Castelluccio resigned on February 3rd. His last day was the 13th. The Water Committee would like to thank Joe for his hard work, he did a great job.

Job postings are out for Water Systems Manager print & digital postings.

Call the HOA office at 360.426.3581 for water related issues.

For afterhours water emergency contact Northwest Water at 1.888.881.0958.

Without an on-site manager response time for incidents could be two hours or more.

Social Media is not the place to post water related issues and expect an official response.

Well 3 activity continues. Underground wiring contractors on site to finish work.

Well 4 NW Water is replacing a failing booster pump.

9) Consent Agenda: Motions to the Board from committee minutes

- a. **Action:** Dave Kohler moved and Amanda Stephens seconded to approve the Consent Agenda, in particular the Compliance and Architecture Committee action reports. Motion passed unanimously.

10) Old Business

a. **Status of Deck Project:** Pat Paradise

- i. Intake pkg. submitted to Mason County on 2/5 for permit review. Pkg. was accepted and is currently under review. In approximately 2-3 weeks will either have a permit or list of action items. It's a process but we are almost there. LLCC requires at least 3 bids for the project, that process will not begin until the plans have been approved by Mason County.

b. **Navy Train Trestle Status:** Brian Smith & Roger Milliman

- i. Through Correspondence with Navy Civil engineer Alan Burdick, he has stated that Navy property records show no easement for water line on Navy property. Expectation at this time is to move the line. Office working on public records.
- ii. Roger Milliman and Brian Smith attended the County Commissioners meeting Navy representatives were also in attendance. It was requested that Lake Limerick be provided with a timeline and final plans for the trestle project. LLCC is looking for a timeline and final plans. Navy consulted with no outside agencies or entities prior to commencing with plans for trestle repair.
- iii. Continued concern regarding extra traffic on St. Andrews due to the closure of Mason Lake Rd. for trestle project. Traffic diversion could cause issue with water lines under residential roads.

c. **Navy Golf Easement:** Brian Smith

- i. The last conversation with the Navy regarding the Golf Easement took place in February 2019. on February 13, 2020 a letter was received from the Navy requesting funds and document submissions in order to allow an easement. The previous lease expired in 2007, intermittent discussions with the Navy have been taking place since 2015.

1. March 2020 BOD Agenda to include discussion regarding the history & timelines of Navy projects, to include visuals

11) New Business

a. **8th Green Vandalism:** Jeff Sterba

On February 5, 2020 at approximately 5:45pm Mr. Sterba witnessed two adolescents cause damage to the 8th green by dragging the pin across the surface and poking holes. The golf course is an asset to the community and vandalism is on the rise (restroom vandalism, releasing fire extinguishers & course damage).

It was the consensus of the meeting that since the adolescents involved had been identified, that the proper course of action is for a compliance letter to be sent to the property owner.

12) Other Business

13) Correspondence

14) Announcements and Upcoming Events

- a. **St. Paddy's Dinner March 15**
- b. **Meet the Candidates March 28**
- c. **Easter Egg Hunt April 11**
- d. **Easter Brunch April 12**
- e. **Annual Meeting April 18**
- f. **Fishing Derby April 25**

15) Motion to Adjourn to Closed Session to discuss legal/personnel issues. Tamra Inwaldson moved and Amanda Stephenson seconded. Motion passed unanimously.

16) Motion to Reconvene to Open Session. Dave Kohler moved and Tim McKern seconded. Motion passed unanimously.

17) Motion to Accept all Motions Made in Closed Session – Dave Kohler moved and Norm Bartoo seconded to accept all motion made in closed session.

18) Motion to Adjourn