

## GREENS COMMITTEE MINUTES

SEPTEMBER 1, 2020

**Members Present:** Ed Irvin, Gayle Wilcox, Gary Yando, Lance Levine, Renie Dyson, Jerry and Sheila Nokes and Vern Duggan

**Staff:** Jason Howerton, Elen Gaschet, Roger Milliaman

**Guest:** Dean Dyson, Dick Getchell, Nadine Dunning, Nancy Milliman and Susan Darling and John Torkelson

Meeting was called to order by chair Vern Duggan

**Minutes:** Gayle Wilcox motioned to approve the minutes Ed Irvin 2<sup>nd</sup> Motion Passed unanimously.

**Greens Report:** Jason reported that it has been a very successful summer of Golf considering we are dealing with Covid 19. All the hard work put in last winter and spring have paid off with the course in great shape. The Association should be proud of all the hard work our crew has put into the golf course. The crew installed 110 feet of drainage in hole #9 to help with the drainage issue. New signs have been placed at hole #6 notifying golfers of steep grade on hill. Arrification of the greens will occur on September 14<sup>th</sup>. Other areas will be top dressed later. Work will be done on the rain garden; dead trees removed and repainting of signs are on the list of projects for this fall.

Under age youth driving our golf carts was discussed. The age to rent our carts is 21 and you must be 18 to drive one. Personal carts you should be 16 with a driver's license.

**Pro Shop:** Elen reported August was a very good month of golf and café sales. Revenue is up over last year. Hats off the Mark and Elen for all their hard work making members and public players feel welcome. There are two in house tournaments scheduled for September. Ladies Wine and Golf continues. We only hosted one outside tournament this year due to Covid. Dreeann is gone now and

we appreciated all the assistance she contributed to running the pro shop. Hours of operation now are 7am-7pm. The Pro Shop and Greens committee need the community support to help with the changing of the layout of the Pro Shop to make it more user friendly and allow the staff to see who is coming and going and what is happening outside the Pro Shop. There is a place card on the capital budget for this project.

**Cam:** Roger reposted an 11% increase over last year. The budget being worked on will be a break even budget and ask all departments to look at what is really needed to keep running smoothly.

There was a discussion on salaries for our staff. See attached letter from Greens Committee.

**Chair:** Vern listed 3 items we should be doing in this coming year.

1. Jason and crew receive a cost of living increase
2. Capital Projects are vital to the association.
3. Pro Shop remodel and a few new carts are necessary to continue increased play. The Greens committee has fund raised to help with this need and will continue to do so.

**Navy:** Waiting for more information

**Marketing:** Nancy reported the Chamber of Commerce Golf Tournament held at Alderbrook Golf Course last weekend was a great success despite the rain. The number of public coming to golf our course has increased. Most also have a meal at the café so revenues are up.

**Walkers:** Please see attached walker routes available as well as letter to the board and motion to halt walkers.

**Men's Club:** Gary Yando has stepped down as president of the Men's Club. We want to thank him for all he has done to build the program and organizing tournaments. We wish you well and will see you on the links!

**Golf Fees:** the Greens Committee will be address golf fees for next year at our next meeting. Increases are expected in member and public fee structure.

Motion was made by Gayle Wilcox to adjourn the meeting. Ed Irvin seconded.  
Motion passed unanimously

Respectfully Submitted by Sheila Nokes

1) We support the Jason and his crew for the job the have done this year. Due to budget restraints, he has had only 4 employees instead of 5 that was budget for. He has had to defer some of the maintenance that needs to be done. We support Jason and his crew to get a cost of living increase. They go beyond what is asked of them. They not only work on the golf course but also work at the Inn's grounds and parks. We want to reward people who do good work for our community.

2) Jason's capital projects are a vital way of maintaining The HOA golf course. What Jason deems as a top priority we support.

3) The golf course has needs.

A) Pro-shop remodel.

B) Replace older unreliable Golf carts.

In the past we have fund raised, provided volunteer labor on projects on the golf course as well as in the community. We belong to the whole Laker Limerick Community. Projects throughout the whole community are important.

We are charged with advising the Board on the needs of the Golf course. Through the past projects, we have improved the HOA's asset and increased revenue. The projects that are brought to the Board are not frivolous. We have a lot of discussion and thought about what we propose. We always ask, "What is the benefit for the HOA?" We are part of the HOA!

September 7, 2020

TO: Lake Limerick Country Club Board of Directors

FROM: Lake Limerick Country Club Greens Committee

## PURPOSE

To establish rules for the use of Lake Limerick Country Club's (LLCC) Golf Course and golf course cart paths during established hours of operation.

## BACKGROUND

Since the creation of LLCC, the "makeup" of the association has changed. Originally, LLCC was a "camping" community with few permanent residents. Today, it has evolved into a fulltime residential development with few "campers."

Since the LLCC Golf Course's development in 1966, it has changed into a recognized golf course by the Washington State Golf Association (WSGA) from a local recreational golf course to a handicap rated course. It continues to evolve because of an active campaign to continue its growth through advertising, a nationwide growth of the sport, and goals set to increase revenue. Golf has become a sport for the average individual.

The golfing community has long established traditions and rules which govern the "play" of the sport as well as etiquette to be followed when playing. For example, you are not to talk when a player in your group is hitting the ball, wearing predefined golfing attire, and non-golfing pedestrians are not allowed on the course. These long-held traditions and rules are followed by golf courses all across the world and in the United States. LLCC is sanctioned by the WSGA and provides guidance to golf courses regarding rules and regulations. WSGA has worked with LLCC's Golf Course to develop standards for play and assistance in becoming a handicap rated course.

LLCC's Golf Course was developed to play golf on and golfing members have assumed it to be it's intended purpose. Trails were to be developed for walking or riding. Tennis courts/basketball court/swimming area, and the lake for boating were developed and have been maintained. The only amenity not to be developed and maintained are walking trails.

## DISCUSSION

Inherent defect of a golf course is stray balls resulting in damage to property and individuals who may be hit by a stray golf ball. Golfers assume the responsibility to repair damage caused by a stray ball to property or being hit by another golfer's stray ball. However, most golf courses DO NOT ALLOW non-golfing pedestrians on the golf course because of stray golf balls. Being hit by a moving fast golf ball causes serious or fatal injury. As a golf course owner (LLCC/member), we have a responsibility to minimize the risks of the game by providing a

reasonably safe golf course. Much like the establishment of boating and lake rules to protect members and guests from harm to property and individuals.

Safety should be a LLCC community concern not just a golfer's concern.

A. Existing Rules/Guidelines/Procedures

Little documentation has been found to date that has set or provides rules for the regulation of the golf course or its cart paths in LLCC. Such documentation was found for the lake and boating community under the direction of LLCC.

B. Public Play

The public has been allowed to come into the LLCC community to play golf. Most country clubs require that you be a member of the country club in order to play golf or utilize its facilities. This makes our golf course unique.

1. Course usage by the general public has substantially increased due to word of mouth, being a handicap rated course, and a successful advertisement campaign. Public play increases revenue for the course which benefits every member of LLCC.

2. Impact to LLCC and Its Members

- a. Increased safety issues and concerns for both the golfer and the pedestrian.
- b. Increases the probability of liability issues for members and LLCC.
- c. Increases revenue when the public is allowed to golf.

3. Liability of All Golfers, AND LLCC

LLCC members and public may not understand or even know about their responsibility related to liability issues. Some golfers have purchased an insurance rider to provide additional protection—an added expense.

C. Issues and Concerns

- 1. Golfers waiting for pedestrians delays game, causes congestion on the course, and loss of revenue.
- 2. Often public golfers won't come back because we allow pedestrians which reduces revenue potential.
- 3. Golfers are afraid of hitting and injuring people – a psychological impact. By allowing pedestrians on the golf course, it poses an extra liability issue for golfers and the HOA. Unsafe situation which can easily be remedied by not allowing pedestrians onto the golf course and its cart paths.
- 4. By *not* saying "No Pedestrians Allowed," it is felt that LLCC is indirectly inviting pedestrian traffic with signage stating "Enter at Own Risk."

5. Bicycles and scooters, recreational vehicles, etc., not allowed but pedestrians are – all present a safety and liability issue – why treated differently. When was this signage approved.
6. Course's intended use is for golf and cart paths intended use is for golf carts and course maintenance vehicles.
7. LLCC's Golf Course is more heavily utilized by golfers than pedestrians.
8. Many safety issues and general concerns have been noted and some documented regarding pedestrians. Examples:
  - Pedestrians not yielding to course maintenance workers when moving equipment from one work site to another.
  - Pedestrians not hearing approaching maintenance equipment because of distractions of music or phones.
  - Dog walkers leave "doggie" bags laying on golf course or in restroom facilities either in the holding tank or laying on floor. Issue: worker for company has to dispose of or unplug company equipment because the plastic doggie bags will plug it. This costs the company money which ends up costing LLCC money.
  - Pedestrians are not paying attention to golfers during play either distracted by children, dogs, music, or phone. May not hear warning shouts for stray ball.
  - Pedestrians not stopping and moving to safe location during golfers hitting of the ball
  - Pedestrians talking/laughing/playing music.
  - Children not being monitored by adult.
  - Dogs off leash – dogs not monitored.
  - Small children with parent on tricycles/bicycles, wagons, strollers, etc., on the cart paths not watching for stray balls nor moving to safe location.
  - Walking away from golfers rather than into golfers – not able to see a stray hit.
  - Foul and disrespectful language by pedestrians.
  - Pedestrians (and golfers) not utilizing restrooms.
9. Cause and effect of pedestrians: members and public players not returning, members moving, not renewing annual memberships, members playing other courses instead of LLCC – revenues going down.
10. Golfing is an amenity of LLCC that many members have moved here to take advantage of and to participate in league play. No other golf course in the area allows non-golfing pedestrians – most handicap rated golf courses do not allow non-golfing pedestrians due to liability issues. Golfing is an amenity which golfing members support financially in addition to HOA fees.
11. Greens Committee feels LLCC has responsibility to reduce liability and safety issues and concerns. While our bylaws provide access to all members to "common areas," rules have been adopted to govern the usage of the lake, and

safety issues are addressed such as loose carpet or a defective deck. Greens Committee seeks the same for the Golf Course.

12. Lake Limerick's Golf Course welcomes ALL members of LLCC to play golf (the intent of the course) as well as golfers from the general public.

#### ENFORCEMENT

Education is key to the enforcement of any rule. Active distribution of the adopted rules and announcements will be planned. Violations will be identified, documented, and a course of action developed to resolve safety concerns and issues.

Identify and announce alternate routes (walking trails) which may be used by pedestrians. Propose development of alternate routes. Other golf courses and homeowner developments have developed alternate routes to satisfy the need for a walking path – i.e., Alderbrook Country Club and Lake Cushman Golf Course – viewed as a separate amenity making the community more attractive to homeowners.

#### MOTION TO THE BOARD

Because of increased pedestrian traffic and increased safety and liability concerns, the Greens Committee recommends that no pedestrians be allowed on LLCC Golf Course or cart paths during established hours of operation. The request is made with the points under Discussion as the basis for the request.

If this request is denied by the LLCC Board of Directors, the Greens Committee asks for direction from the Board as to how the Greens Committee is to proceed.

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

\_\_\_\_\_  
President, LLCC Board of Directors

Date: \_\_\_\_\_



# Lake Limerick Walking Routes

We as a HOA need to provide a safe place for our members to be able to walk or ride bikes safely in our community. The golf course cart paths allow walkers to stay away from cars especially on busy St. Andrews drive but it puts them in harm's way when the course is busy with golfers. It is not a good idea to mix walkers and golfers when busy. On a rainy or cold day and the golfers are few in numbers the course is a great place to walk. On weekends and especially holiday/tournament weekends it just isn't a safe or enjoyable experience for either the golfer or walkers.

One recommendation would be to advertise 2 alternative walks instead of the golf course cart paths. Of course there would be an asterisk on the map telling people to be cautious when walking since the main portion of the route is on minimal traffic residential streets.

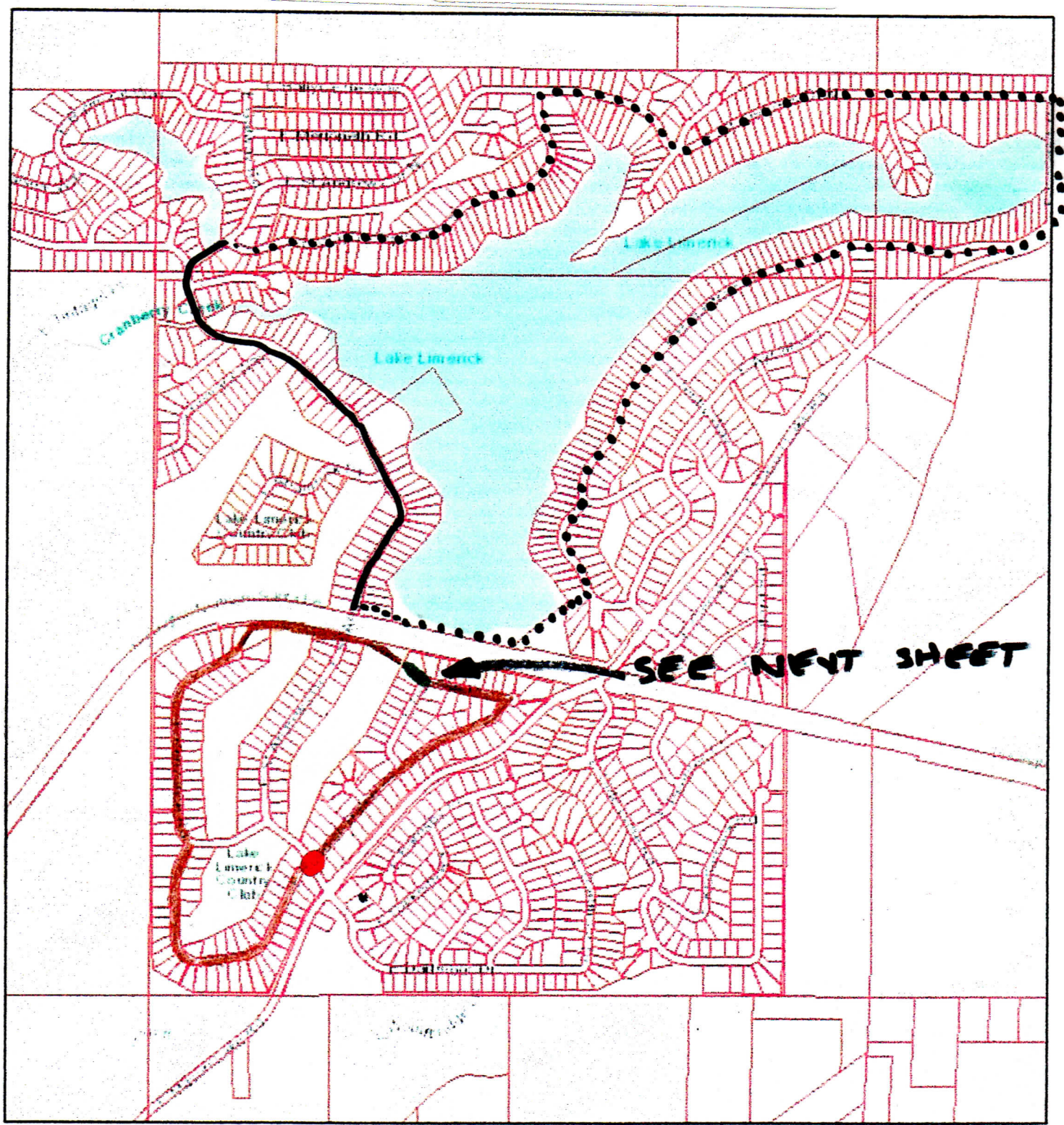
The first trail would be the **Penzance/Tralee Loop**. As the name implies the trail is primarily along the sides of East Penzance road and East Road of Tralee. This loop walk is approximately 1.5 miles. This route starts at the railroad tracks and follows the existing path behind number 8 green to Dunoon place. All the way on East Road of Tralee over St. Andrews (maybe a new crosswalk added) and all East Penzance. You take the gravel path between 671 and 681 East Penzance and exit left onto the cart path near the number 4 tee box and proceed back to St. Andrews and the railroad tracks.

The only missing link that the board would need to fund is to gravel the easement between the two properties on Dunoon place to the existing pathway behind number 8 green. (it might already be completed but we could not find the true property markers).

This loop provides a safe alternative to keep walkers off holes 4, 5, 6, 7 and 8 when the course is busy.



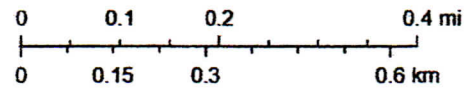
# LAKE LIMERICK WALKING LOOPS OPT 1



8/12/2020, 3:51:51 PM

1:12,271

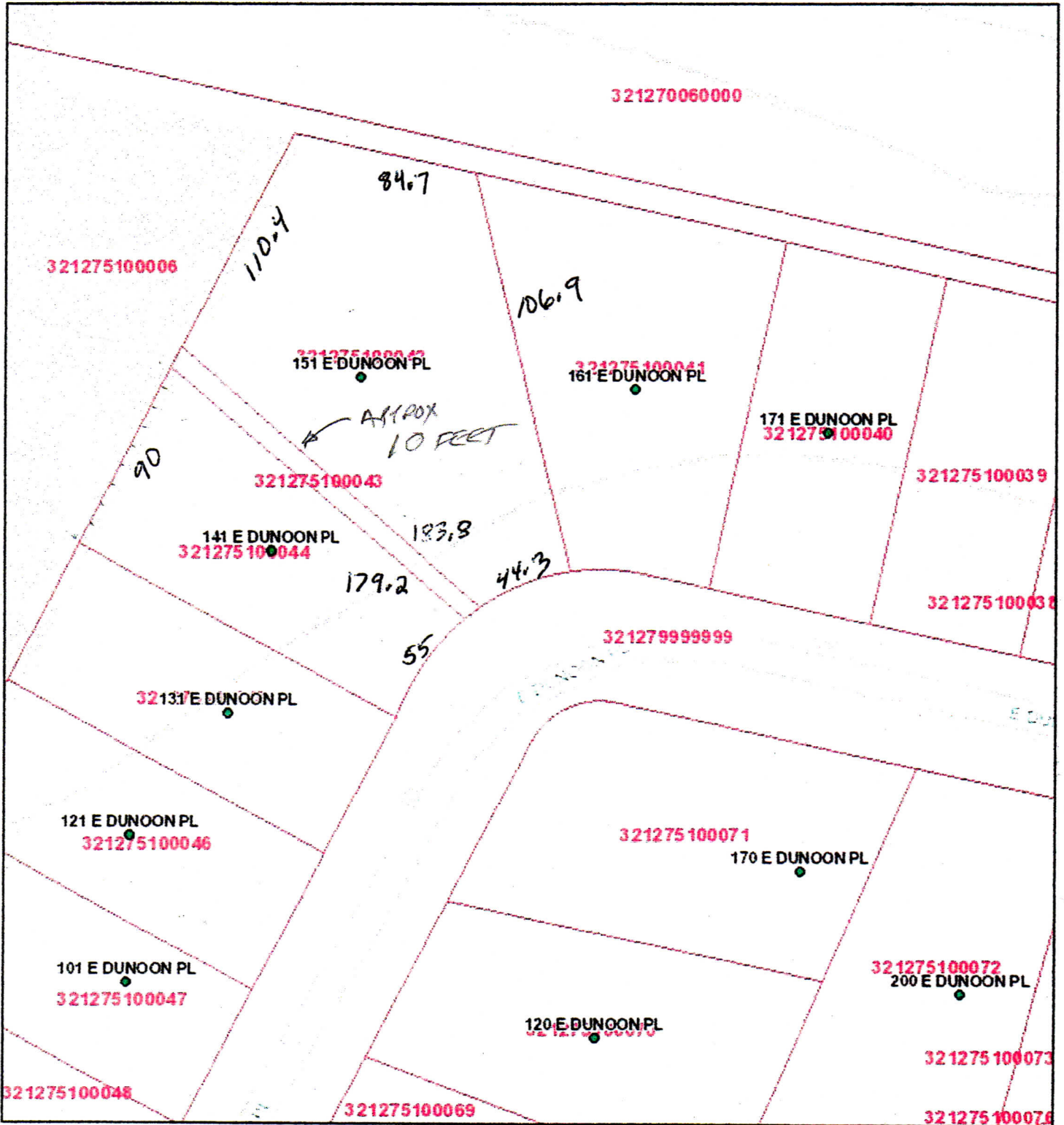
- EXISTING ROAD OR PATH
- NEW PATH
- NEW CROSSWALK BY COUNTY
- SIDEWALK VIA COUNTY
- ⋯⋯ LAKE LOOP ROUTE



The second loop trail that should be advertised is the lake loop trail. This loop is approximately 3.6 miles. This loop also starts at St. Andrews near the railroad tracks at the public boat launch. Walkers follow the trail between the lake and the railroad tracks to the dam. When you exit the park you turn left on to Ballantre. A left on East Limerick road at the end of our property and then another left on to St Andrews Drive East. A left on East way to Tipperary and then a left on St. Andrews drive East and all the way back to the boat launch. The HOA needs to add culverts/gravel in approximately 15 properties so there is a shoulder. Approximately 664 feet to get walkers and youth safely along St. Andrews to the recreation areas at the Inn and golf course. This shoulder allows people to avoid walking on holes 1,2,3 and 4 when the course is busy.

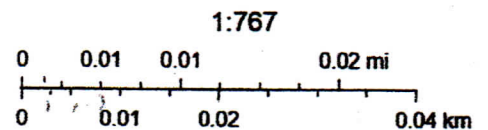


# Mason County WA GIS Web Map



8/31/2020, 1:12:30 PM

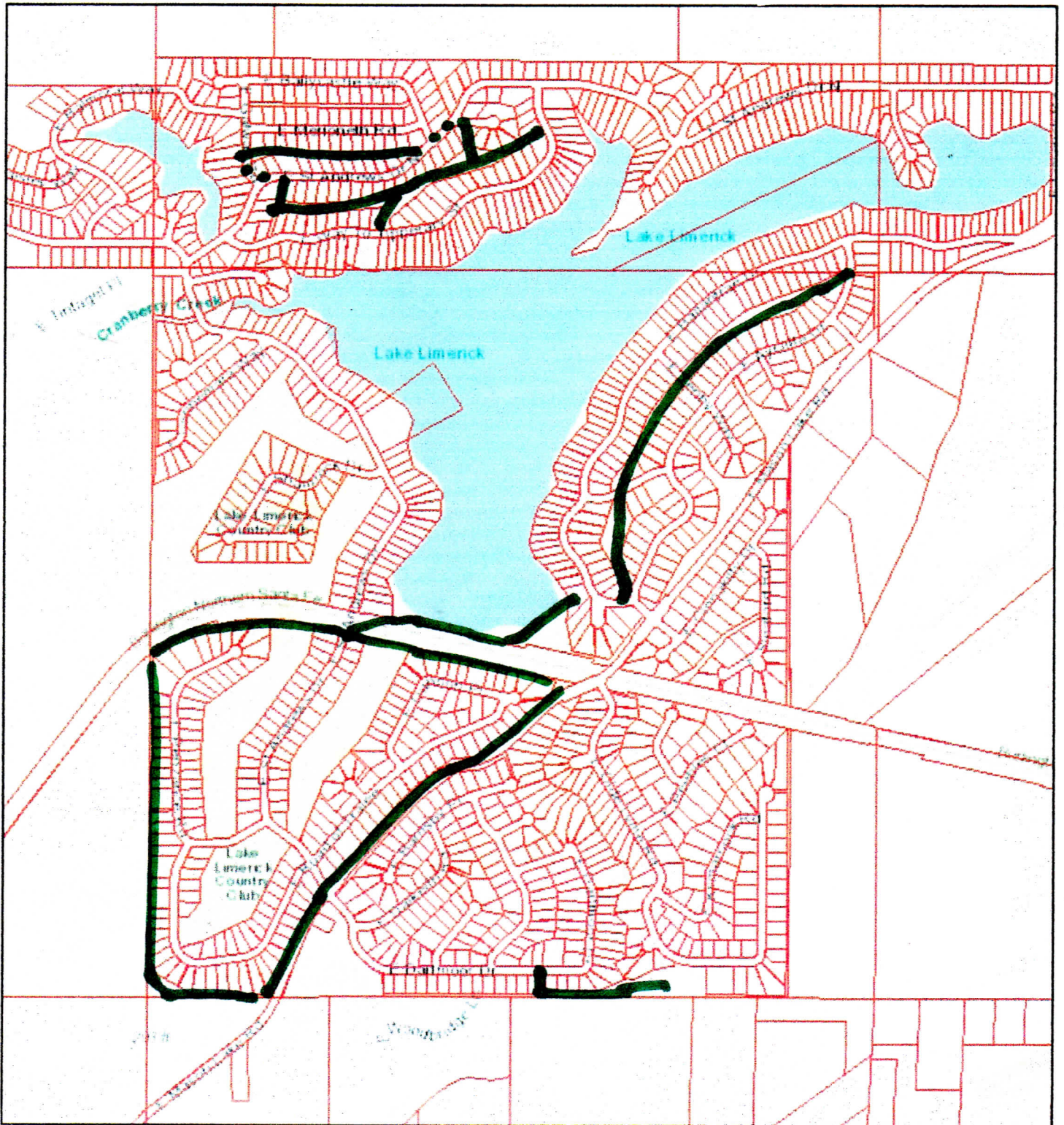
- County Boundary
- Site Address (Zoom in to 1:5,000)
- Tax Parcels (Zoom in to 1:30,000)



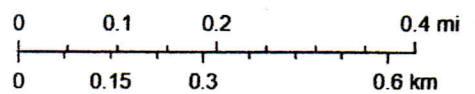
2

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

# TRAILS OPT 2



1:12,271

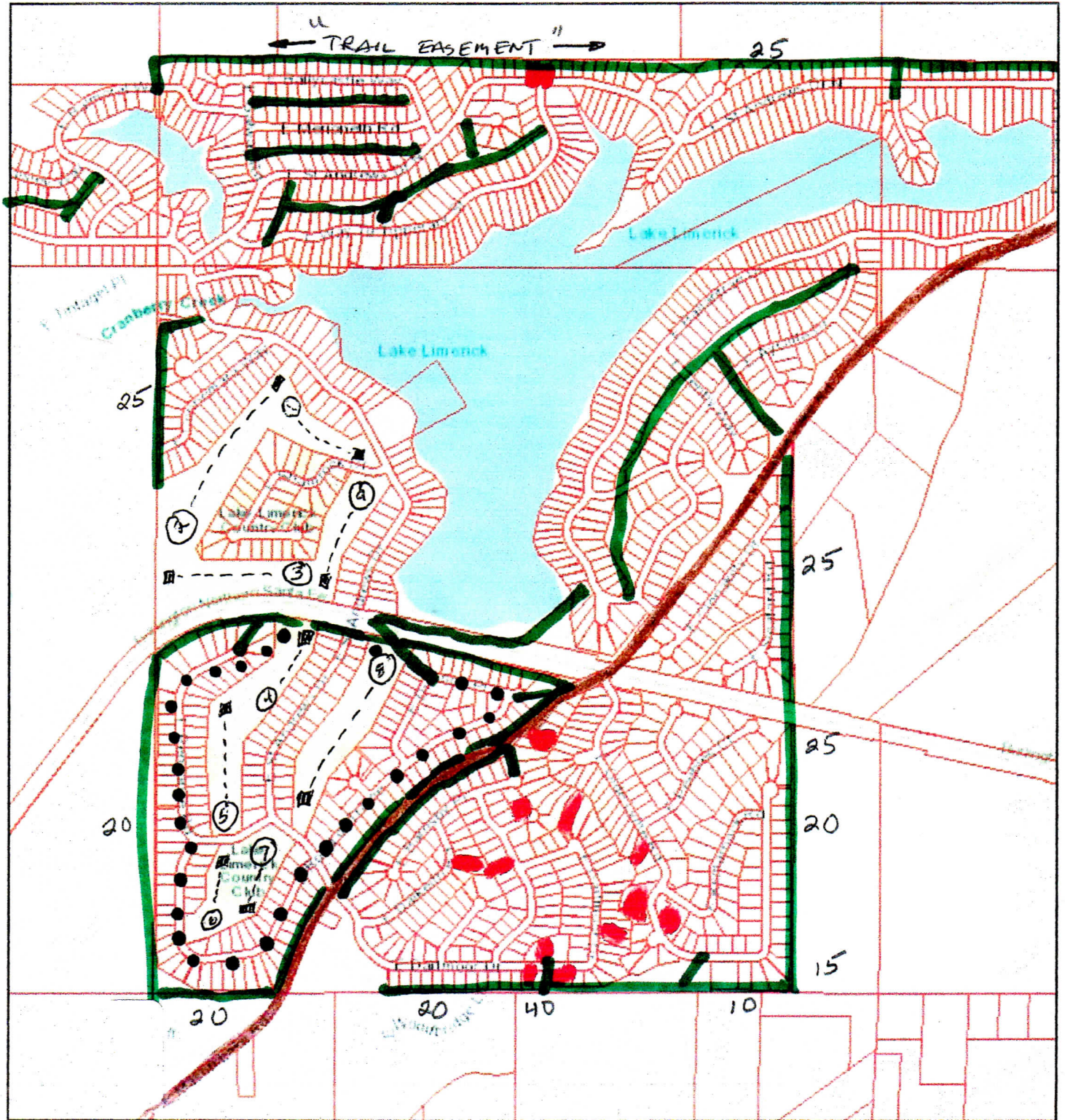


POSSIBLE WALKING TRAILS

OPT 2



# Lake Limerick Walking Path Study



-  **Green Belt**
-  **HOA Property**
-  **Morrow Road Route**
-  **Mason Lake Road**

