

Lake Limerick C.C.



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**LAKE LIMERICK COUNTRY CLUB  
BOARD OF DIRECTORS  
VIDEO CALL [WWW.ZOOM.US](http://WWW.ZOOM.US)  
Meeting I.D. 817 6335 5666 Password: 181279**

**October 17, 2020**

The meeting was called to order at 11:00AM by President Brian Smith.

This meeting will have a special agenda due to the Member's Meeting at 1:00PM

- 1.) **Roll Call:** President, Brian Smith; Vice President, Dean Dyson; Secretary, John Ingemi; Treasurer, Connie Wong, Directors; Pat Paradise, Amanda Stephen, Sheila Nokes, Tamra Ingwaldson, Stacie Stoney, Don Bird (Ex Officio), Invitee: Roger Milliman, CAM

Amanda Stephen will be co-hosting the meeting with B. Smith. A. Stephen will have everyone on mute who is not speaking.

- 2.) **Approval of Minutes:**

***A motion was made by S. Nokes and seconded by S. Stoney to approve the minutes as presented. Motion passed unanimously.***

- 3.) **Financial Report: Treasurer - C. Wong**

C. Wong reported that the current month was below budget. Our expenses were high due to Greens repair and maintenance around the 3<sup>rd</sup> tee with Manke Construction (around \$6500.00). We had in professional fees about \$12,000 for Tobin Bros. for tree felling and clearing; and in Lake expenses there is \$6,000.00 for Lake Advocates weed treatment and for the log placement for the fish habitat, and an additional trout plant of \$1,600.00.

We also did a final estimate of Federal Income Tax and accrued \$7,000.00 for the quarter, so we have a year-end accrual of \$22,000.00.

YTD – Despite the COVID-19 restrictions we have had, we have ended the year above budget.

Revenues were down due to the COVID-19 effect but, Golf was up \$36,500 from budget (18%). COGS is way below budget (69%) so kudo's to Chef Josh. Our expenses were over budget despite labor reductions and dining restrictions during COVID-19. Those areas responsible were: Professional Fees (which is what the tree felling came under), Lake Expenses, Licenses and permits, which includes having to pay the Navy to open conversations on the easements and office supplies (for the extra COVID-19 supplies).

Investment income for the year was almost \$5,200.00

Balance Sheet – A/R is staying consistent. Cash is down as we had 3 pay periods in September. YTD – members are paying their dues monthly as planned. Dues payments for this year are about \$7,000 more than last year.

On Capital Expenditures, we have spent \$80,000 of the \$117,000 budgeted for this year. Architect Review of the Inn remodel wasn't done, neither were the golf landscaping enhancements or the "completion" of the Inn Island repairs. The ADA bathroom renovations will be carried forward to the new FY. A comment by P. Paradise stating, "it's so nice to have confidence in the budget numbers presented. It hasn't always been so." C. Wong thanked P. Paradise for his comments and thanked R. Milliman and R. Harper for their valuable support in making that possible. S. Nokes on Island Beach repairs. R. Milliman stated that it will be discussed under Capital Projects.

***A motion was made by J. Ingemi and seconded by T. Ingwaldson to approve the Financial Report as presented. Motion passed unanimously.***

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

**No additions**

**5.) Additions to the Agenda from the Membership.**

**No additions**

**6.) Consent Agenda – Motions and Actions to the Board from Committee Minutes**

Discussion from B. Smith on the Compliance Register concerning 1 – 187. D. Dyson and R. Milliman will review letters being sent.

A decision was made to move the Green's Committee's new Fee Scale to New Business.

***A motion was made by D. Dyson and seconded by C. Wong to approve the Consent Agenda as amended. Motion passed unanimously.***

**7.) Old Business**

**a. Status of the Deck Project – P. Paradise**

P. Paradise said he received a quote, accepted a quote, then the contract was signed. The contractor has actually already started on October 15<sup>th</sup>. He is very pleased to get this underway. He credited R. Milliman and J. Torkleson for their work on this project. We still need to have discussions on gutters and downspouts but that won't be till after the deck is mostly completed so that we will know where they need to go and the correct configuration. Some people have questioned the columns also, but we will be able to work around them. Discussion on this by P. Paradise, C. Wong, J. Ingemi and B. Smith. Other issues discussed on this topic were the underside outdoor lighting and placement. We want to get this resolved soon so we do not delay the contractors from finishing the project. Discussion from B. Smith, P. Paradise, D. Bird, T. Ingwaldson,

**b. Reserve Study Update – C. Wong**

C. Wong reported that we had a site visit on 10/6/20. Our contact person is Michael Fleming. R. Milliman took him around the Community. He has given us a list of historical information that he would like and, we plan to get working on that list this coming week. We wanted to wait till year-end tasks were done.

C. Wong, R. Milliman, and M. Fleming met for 1.5 hours at the beginning of his site visit and discussed many of the topics concerning the Study. The inclusion of the Water Study from NWS was discussed, and he is not going to review the report and did not visit much of the Water assets but will let us know if he sees something that we should be reviewing. C. Wong will be setting up a meeting with the Committee, via ZOOM, to update them and to go over the information needed. We should have a preliminary report in about 8 weeks. B. Smith suggested that we ask for a look at the report before it's completion so we can make sure there are no surprises, and that it is

encompassing what we want it to. C. Wong will contact M. Fleming and see if he would be available to attend our next BOD meeting, if possible.

**c. Fireworks Survey – A. Stephen, J. Ingemi**

A Stephen stated that the survey was distributed to all BOD members for any last-minute comments. We would like to get approval from the Board today so that this can be sent out quickly. There was a lot of discussion from A. Stephen, B. Smith, T. Ingwaldson, J. Ingemi, P. Paradise, D. Dyson on how and when it should be sent out. Also, part of the discussion on getting it out to the membership involved doing it “quickly” or doing it “thoroughly,” and our need to reach a compromise including both. We need to reach as many members as possible, and not renters.

***A motion was made by J. Ingemi and seconded by T. Ingwaldson for A. Stephen to move forward with the Survey and to work with R. Milliman to put the survey together using the best medium available to us to reach the most members and the survey will be up and available through December 31, 2020. Motion passed unanimously.***

**d. Water System Repair progress – D. Bird**

On review, our revenue was down about \$27,000.00. Our bottom line is around a \$35,000.00 loss. So, we are pretty even on total budget. E. Springer-Johannsen will be going over all of the numbers in her budget presentation. So, on repairs, during this last power outage our generators and pumps came on-line w/o incident. The leak on St. Andrews has been repaired. Valves have been replaced. Other issues, D. Carothers has contacted an engineering company and is working with them to get a proposal on analyzing our water system and other things, the aquifer level, problems with maintaining pressure under load, electrical stuff, etc. A short-term solution that D. Carothers has recommended is to install hydrants directly connected to the Well sites for the FD to fill their pump trucks. Cost per Well site is approximately \$13,000 - \$16,000 range. We have just received this estimate so it will need further discussion with the Water Committee. On the Railroad Trestle project, our engineer has come up with a proposal for connecting/creating a bypass for the 8” main that goes under the trestle. He has proposed a temporary bypass but there were questions as to why we don’t just make that a permanent bypass so as not to have to worry about the trestle issues. There will be further discussion on this as well.

**e. Compliance Committee Motion concerning 05 - 012**

J. Ingemi stated that under the By-Laws (Articles 8 and 9) people can request help in paying their dues and help in paying any assessments. But everybody has to pay dues. There is no waiver on dues payments. J. Ingemi also stated the reasons for the assessed fines and gave reasons as to why they shouldn’t be removed. Discussion ensued from J. Ingemi, D. Dyson, A. Stephen, L. Roswell, C. Wong, R. Milliman, and D. Kohler. B. Smith stated that they have been on the Compliance Register since 2018 and have a history of not responding to letters or accepting letters. They have not requested relief and it’s unclear as to whether they have taken care of all violations. They are behind in dues, water, which involve separate recourses. And B. Smith agrees that the fines should be kept as a separate issue. It seems that we lose a certain amount of weight behind our ability to take any legal action if we go and excuse the fine(s). There was further discussion from D. Dyson, C. Wong, P. Paradise, J. Ingemi and B. Smith.

***B. Smith entertained a motion to approve the Compliance Committee’s motion. No motion came forward, so the Compliance Committee’s Motion to waive fines if back dues were paid, was not accepted. by the Board.***

**8.) New Business**

**a. Governor’s Proclamation on (Phase 1, 2, 3, 4) and our ongoing activities – R. Milliman**

R. Milliman stated that the staff continues to recognize that members are wearing masks on both sides of the street, in Golf operations and Food & Beverage. All of our staff is continuing with "Safe Start" practices, including our janitorial staff. In Food & Beverage, Chef Josh continues with specials each week and we have upcoming specials for Seahawk's games, Apple Cup, and he has also been working with the Inn Committee in preparation for how we are going to celebrate Thanksgiving, Christmas and New Year's as an organization. Discussion from B. Smith, J. Ingemi, R. Milliman.

**b. LLCC Golf Course Fee Schedule for 2021 – V. Duggan, S. Nokes**

V. Duggan spoke on the proposed Fee Schedule for 2021. He stated that we are currently seeing a great increase in revenues this year of about 18%. S. Nokes stated that the increases in the proposed Fee Schedule, minus the Annuals, amount to a \$1.00 in all categories. There was discussion from A. Stephen, B. Smith, S. Nokes and V. Duggan, P. Paradise on costs at other area courses, and percentage of cost increase. V. Duggan spoke positively on the new carts in place, our marketing strategies, as well as the impact that COVID-19 has had on our activities. P. Paradise made the comment that the cost of doing business is not getting any cheaper! R. Milliman stated that a lot of our success in Golf is due to the "hustle" of both Elen and Mark and their great work.

***A motion was made by J. Ingemi and seconded by T. Ingwaldson to approve the new Golf Course Fee Schedule for 2021. Motion passed unanimously.***

**9.) Other Business**

**None**

**10.) Correspondence**

**None**

**11.) Announcements and Upcoming Events**

- a. Board of Directors meetings to be held via ZOOM will continue
- b. Committee (and other) Meetings being held via ZOOM or other means
- c. All HOA Events are still CANCELED until further notice

**12.) Motion to Adjourn**

***A motion was made by J. Ingemi and seconded by C. Wong- to adjourn at 12:40PM. Motion passed unanimously.***

**Respectfully submitted,**

**John C. Ingemi**