

Lake Limerick C.C.



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LAKE LIMERICK COUNTRY CLUB  
BOARD OF DIRECTORS  
[WWW.ZOOM.US](http://WWW.ZOOM.US)  
Meeting Minutes

September 18, 2021 @ 9:00AM

<https://lakelimerick.com/wp-content/uploads/2021/10/Board202110SemiAnnualAgenda.pdf>

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

- 2. Approval of Minutes:**

*A motion was made by J. Ingemi and seconded by S. Nokes to accept August minutes as presented. Motion passed unanimously.*

- 3. Financial Report – C. Wong**

Even without including property sale income (\$326,605) this fiscal year's income is ahead of budget by \$163,731. The expenses so-far this fiscal year are \$46,843 less than budgeted. This is very good because the Capital needs of Lake Limerick (mostly in Water and Lakes) over the following years will be quite expensive.

*A motion was made by D. Dyson and seconded by S. Stoney to approve the financial report as presented. Motion passed unanimously.*

- 4. Additions to the Agenda from Board**

An Edited version of the Declarations of Restrictions to be presented in f. under New Business.

- 5. Additions to the Agenda from the member guests**

No Additions

- 6. Motion to Adjourn to Closed Session to discuss personnel issues.**

Moved by J. Ingemi and seconded by S. Nokes. Motion passed unanimously.

- 7. Motion to Reconvene to Open Session.**

Motion passed unanimously.

## **8. Motion to Accept all Motions Made in Closed Session.**

Moved by C. Wong and seconded by S. Saylor. Motion passed unanimously.

## **9. President's Report: B. Smith**

Has a brief report because wants to focus on the budget and suggests keeping talk about all other items as short as possible. Brian urged everyone to support the "go fund me page" for Lake Limerick's past golf course superintendent Jerry Thompson, who suffered a severe stroke recently. When Jerry was here, he was a great asset to our community and now he can use our help.

## **10. CAM Report - R. Milliman**

- a. A telephone company has contacted the office requesting to do a study of the possibility of placing a cellular tower for AT&T and T-Mobile on Lake Limerick property. The company was given the go ahead to do the study but was told it would also need to carry Verizon.
- b. The office has started discussions with a FAA licensed drone operator. The purpose is to create a video from the air of Lake Limerick for promotional video to be shown on Lake Limerick's web site and social media as a marketing piece that would show off our assets. The purpose is to attract more people to our community and to increase the use of our assets by members and nonmembers.
- c. The golf course maintenance crew is nearing completion of the drainage ditch and drain field on the 6<sup>th</sup> and 7<sup>th</sup> holes. The money for this was allocated several years ago. They have also finished mowing the grass along both sides of Mason Lake Road.
- d. The pro-shop staff continues to do an outstanding job and has greatly increased golf income over past years.
- e. The Water Department has started assessing the functionality of all the wells in the continuing effort to find a solution to the fire hydrant problem.
- f. The Maintenance crew has been doing an excellent job maintaining our parks, buildings, and appliances. Norm has saved Lake Limerick repair fees because he is a certified appliance repair person.
- g. Our Food and Beverage staff have been doing a great job also. Due to increased cost of goods, there will be a slight increase in food and beverage starting next week and a new menu.
- h. Office staff is continuing to answer calls, accept payments, pay bills, and is currently working with our Reserve Study Company to update the Reserve Study. The staff has been working on the Operations and Capital Budgets and preparing this information for the BOD.
- i. REMINDER: Newsletter articles are due in the office by Sunday September 26, 2021.

- j. Comment from S. Saylor: We had the Men's Golf League dinner this past week and the food was the best it has ever been along with excellent server and lounge service. Compliments to the Chef.

## **11. Water Report: D. Bird**

The water quality has been good, but we did get a minor hit of coliform bacteria at well #1 which was well below any dangerous levels. It did not get into the distribution system. The State was informed as required. Doug and Mike have been chlorinating the well with an amount of chlorine that is lower than the amount that one would find in say Seattle's system. They are finished with the chlorinating and are mixing water from well #1 into the distribution system along with water from other wells so members may find a slight taste of chlorine in their water for a couple of days.

Short discussion on how to communicate with members and renters about things like the adding of chlorine to the water and other information topics and things that would be more of an emergency.

Water consumption has decreased in August as the temperatures have cooled off some. Water leaks were down. Operating income is down about \$22,000 for the year partially due to the installations of the fire tanker truck filling stations. The Water Department does have cash of about \$1.16 million. Continuing to work with RH2 to evaluate how to improve water flow for fire protection. Working to hire a company to evaluate all of the wells to see how much flow capacity they have (i.e., how much water they can produce, could they handle larger pumps, do the current pumps need any repairs and are the filters in good shape).

In the Water Capital Budget, planning is for flow meter to be install at the wells to track how much water is going from each well into the distribution system.

Brian pointed out that the Water System has 2 primary purposes. First, is to provide healthy drinking water. The other is to provide water for fire suppression. The main problem with the system is providing enough water flow for fire suppression because a majority of the pipes are 4" pipes which are too small to let enough water to flow through them to fight fires. Also, trying to force water through these pipes can damage these 50-year-old pipes. The repairs for this problem will take many years and will be very expensive.

One of the reasons for the increase in water rates is to get engineering studies done on the whole system. This will allow for plans to be made to correct the problems and to determine how to fund the needed projects.

## **12. Consent Agenda:** Motions to the Board from Committee minutes.

- a. Architecture, Compliance, Greens, Inn, Lake/Dam, Water, Welcoming
- b. The water budget to be removed from the Consent Agenda and will be discussed in Old Business.

*A motion was made by T. Ingwaldson and seconded by J. Ingemi to accept the Consent Agenda minus the water budget. Motion passed unanimously.*

### **13. Old Business**

#### **a. HOA--Budget**

R. Milliman read the budget assumptions.

B. Smith made comments jokingly about the Reserve Study stating that current HOA members are the “Lucky Ones” because we get to work on repairing all the things in the community that are reaching the end of their life expectancy. We need the Reserve Study to help the HOA save funds for current and future expenses. Even with the Reserve Study at times there will be projects that cannot be funded by a \$10 a month increase per owner and will need special assessments. A funded Reserve Account will help keep special assessments to a minimum. The sale of properties has brought a small windfall for the HOA and a good start for the Reserve Fund.

There was some discussion on other ideas of raising funds for the HOA like boat fees, dock fees, different fees for where one lives in Lake Limerick and some kind of user fees. None of these ideas have been put into this budget but there will be ongoing discussions of these and other ideas.

It was commented that the assumptions suggest annual increases in dues to keep up with the cost of living is a good idea. It was also suggested that all our income producing enterprises (golf, restaurant, and café) should be increasing their fees also to keep up with the cost of living.

D. Bird suggested that we consider some kind of subsidy for those in our community that will have a hard time paying for the dues and water increase.

**Operating budget:** motion was made by J. Ingemi and seconded by S. Saylor to accept the operating budget as presented and to present this to the membership at next month’s annual budget meeting. The motion passed unanimously.

#### **b. Capital budget:**

R. Milliman presented the list of proposed capital projects for the 2021-2022 fiscal year and explained which bank accounts the funds would come from to complete that project if that project was approved by the BOD and the HOA. The funds would come from either the operations account, savings, or the reserve account. Funds for new projects would come from operations. Maintenance of existing items would get funds from the reserve account and one item (weed harvester for the lake) would get funds from savings.

Completing the paving of the cart path was removed from the list because it was dependent on the Navy accepting an easement or rental agreement for property along the railroad.

Some discussion about keeping the painting of the great hall on the list. It was pointed out that since the hall is not being used much at this time, because of COVID, it might be the perfect time to do this project. According to the Inn Committee a more neutral color for the hall would encourage more wedding rentals. It was decided to move this item from reserves to savings for funding.

Buying 5 golf carts for \$20,000 will be defrayed by the \$4000 already received from the sale of 2 very old golf carts.

Funding for great hall flooring move from reserves to savings.

Sand, (ice or soda) blasting the Inn fireplace to remove current paint, move funding to savings

A weed harvester for the lakes may save money in the long run because it may mean less use of chemical treatments. Another thought is that the harvester might be rented out to local lakes to help mitigate the cost. A lot more details need to be discussed before a final decision can be made on this item such as who would operate it, where would it be stored, etc.

Great hall gas fireplace's funding move to savings. It may be a bigger project and more costly than estimated as the Inn Committee does not have a complete bid.

Enlargement of the practice putting green was discussed and it was thought that it is something that could be postponed but that if enlarged it may make it easier to give putting lessons.

It was felt that dropping Phase II of the Cranberry Creek Sedimentation Ponds from the Capital. Project List until Phase I was complete. The funds would be in the Reserve account once the feasibility of the project is confirmed after Phase I.

Dredging Machine purchase needs more information which includes the possible cost.

Dredging of Cranberry and King's Cove per the Reserved Study. This project will wait until the Reserve Study has been made operational. The funds for this project are moving to the reserve account.

Special Project Manager is requested by Lake-Dam Committee to coordinate all the large projects that are needed for the lakes including permitting. Also, this possible person if approved might crossover and help with the Water Department projects and grant applications and other fund raising. Funds for this to be moved to savings while a search proceeds for the right person which is thought to take a while. In subsequent years this position's funding would be coming from operations.

Motion was made by T. Ingwaldson and seconded by C. Wong to start a search for someone for the Special Project Manager position and to move the funds for this position to savings.

Motion made by T. Ingwaldson and seconded by J. Ingemi to accept the Capital Budget list. The motion passed with 8 Yes and 1 No.

## **c. Water Budget**

### **i. Water Operating Budget and Capital Budget**

D. Bird read the Water Systems assumptions for the budget. Basically, it states that because of the age of the system, being out of date with current construction codes, and the inability of the system to provide enough water flow without damaging the system for firefighting, there will need to be a significant fee increase in water rates.

J. Ingemi stated he did not like seeing this information for the first time and then having to vote on this proposal today so that it can be presented to the members in time for the annual budget meeting in October.

Some discussion followed on how the Water Department came up with their suggestion for the proposed increases. Kyle Skinner, who developed the computer program that was used to create the 9 scenarios that were used to see which would be the best way to get a balanced budget, apologized for taking so long to come up with the program. This program can now be used in the future by plugging in a few numbers to quickly help with future needs.

Motion was made by P. Paradise and seconded by S. Nokes to accept the water operating and capital budgets. T. Ingwaldson had to leave the meeting. The motion passed with 8 yeases and 1 abstention.

### **ii. Report on End of Summer Bash—R. Milliman**

The bash was a great success even during COVID. There was a ski contest, putting and pitching contest, corn-hole contest, free hot dogs, and root beer floats. In the evening live music at the Inn with two food trucks and the restaurant providing dinner. The weather was good.

### **iii. Status of BOD retreat—S. Stoney, S. Nokes**

They said that they have been too busy with the budget and other items to move forward with the retreat this year. Their feeling is that after new members are elected in April it might be a better time to have a retreat.

### **iv. New Business**

#### **a. Governor's Proclamation on COVID—R. Milliman**

We continue to follow the Governor's mandate on wearing masks indoors.

#### **b. Decision on Vaccine requirements for employees and those using LLCC facilities—R. Milliman**

The BOD has decided in order to protect our members and our staff from COVID that all staff needs to provide proof of having started the vaccine regiment by September 24, 2021, or show a written accommodation from a medical doctor or a written religious

accommodation from a religious leader. The office has forms for this purpose. If the employee has a medical or religious accommodation, the employee must show proof of a negative COVID test every 4 days. If an employee chooses not to be vaccinated, they will be terminated. LLCC will provide time to get vaccinated during working hours and in the event of side effects from the vaccine. Members present spoke in favor of this policy with no objections.

Motion made by S. Nokes and seconded by S. Stoney to accept the new vaccine policy. The motion passed with 8 yes and 1 abstention.

All people entering any of LLCC facilities will be required to wear a mask. The employees will not be asked to check for proof of vaccination. All people will be on the honor system to follow this rule. Signs stating COVID VACCINATIONS AND MASKS REQUIRED TO ENTER, will be placed at all entry points. If there is a fee for continued testing, it will be the employees' responsibility to pay this fee.

Motion was made by D. Dyson and seconded by S. Stoney to place the signage at all points of entry that states COVID VACCINATIONS AND MASKS REQUIRED TO ENTER. The motion passed with 8 yes and 1 abstention.

**c. Reserve Study Report—J. Ingemi**

Because of the time needed to work on the budget, the Reserve Study discussion will wait until the budget is complete.

**d. Propose a Q&A with the BOD & Harry Gibbons—S. Saylor**

BOD members have questions about the lake saving expensive projects the L-D Committee has requested and what the future holds for our lakes. It was suggested that a meeting with Harry Gibbons our limnologist from Lake Associates and the BOD be set up. The meeting could be in person or on Zoom. Roger was asked to help set this up.

**e. Fine Schedule, Resolution 2021-02—J. Ingemi**

Motion made by S. Stoney and seconded by S. Nokes to accept the new fine schedule Resolution 2021-02. The motion passed with 8 yes and one abstained.

**f. Declarations of Restrictions—Christy**

Because LLCC does not have a signed copy of the Declarations of Restrictions, Christy was asked to research the problem and has put together an accurate statement of the Declarations of Restrictions for all the LLCC Divisions. The original Declarations were file between 1966 and 1968. The original had a sunset clause that ended the restrictions on January 31, 2010. The signatures of 55% of the members at that time approved the continuation of these restrictions and the approval of amendments to the restrictions made in 2007 and 2010. The Declarations that are shown on the website and those that were passed have about 40 inconsistencies from those that were adopted in 2010. Christy has put everything together in what is believed to be an accurate representation of the Declaration of Restrictions for each Division. There are no new proposals in this document that will be placed on the website. The declaration and the amendments as they stand at this moment

have been placed in one document for ease of reading and understanding. There have been some edits to spelling.

The BOD members will be given some time to look over the document and approval will be moved at next month's meeting.

**v. Other Business**

- a. Next month's meeting will be held on Zoom
- b. The kitchen ceiling in the restaurant had a leak last night coming from the small deck in front of the Inn. Roger and Norm put tarps over it late last night. This has stopped the leak. Norm will do a better temporary fix when the weather is dry. Thank you both.
- c. Roger said that he will be on vacation from Sept.27<sup>th</sup> to the 29<sup>th</sup>. Christy will be the designated CAM in his absents.
- d. The Hearing Committee needs a new chairperson.

**vi. Correspondence**

None

**vii. Announcements and Upcoming Events**

Semiannual member meeting on the budget October 16, 2021, at 1:00 PM, via Zoom

**viii. Motion to Adjourn**

**A motion was made by P. Paradise and seconded by S. Stoney to adjourn. Motion passed unanimously by those present.**

Next meeting of the BOD will be October 16, 2021, at 9:00 AM via Zoom.

Respectfully submitted,

Dean Dyson, Secretary  
Lake Limerick Board of Directors