

Lake Limerick C.C.



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**LAKE LIMERICK COUNTRY CLUB
BOARD OF DIRECTORS
LLCC Great Hall and Zoom
July 15th, 2023 @ 9:00AM
Meeting Minutes**

Meeting ID: 881 0171 1308 Passcode: 674426

- 1. Roll Call: President** – J. Ingemi, **Vice President** – T. Ingwaldson, **Secretary** – P. Paradise, **Treasurer** – E. Springer-Johannesen; **Directors:** S. Saylor , M. Robinson, M. Paradise, M. Berni, D. Dyson, K. Evans (**Ex Officio**), R. Milliman, **CAM**

President Ingemi called the meeting to order at 9am. Vice President T Ingwaldson had an excused absence, all other members present.

- 2. Community Input/Comments (10 minutes):** *This time is allocated for community members to speak on issues. The board will listen only, and no questions will be answered. Issues raised may be added to next month's agenda, (if the member so requests).*

A community member asked about a possible future dog park – concerns were voiced about costs, maintenance, restrooms, and vaccination requirements. No action taken, this will be a future agenda item.

- 3. Approval of Minutes:**

A Motion to approve the Minutes from the June 15th 2023 Executive Committee meeting, the June 17th 2023 Board of Director's Meeting, and the July 6th Special Board of Directors Meeting was made by D Dyson, seconded by M Paradise, and passed with no nays

- 4. Financial Report – E. Springer-Johannesen**

- a. Action:** A Motion to accept the Treasurer's Report for June 2023 was made by M Paradise, seconded by M Robinson, and passed with no nays.

Treasurer E Springer-Johannesen presented the current financial status of the association. Collections for past due accounts are being aggressively pursued, savings, investment cd's, and current budget status were discussed. Audit status was reviewed, this has been a massive undertaking for our association staff and members. Future audits will proceed much faster due to improved bookkeeping practices.

5. President's Report: J. Ingemi

No President report this month

6. CAM Report: R. Milliman

A new Inn menu will be introduced this month – menu prices will increase by 10%.

The new point of sale software went live on June 13th – launch issues are being resolved.

The community golf course has eliminated phosphorus use in its fertilization practices.

A July 20th meeting with the Navy is scheduled regarding the trestle seismic upgrade.

7. Water Report: K. Evans

The water committee was unable to have an “official” meeting in July due to lack of a required quorum. A brief report was provided by the water committee chair. Water committee is working on their 2023/2024 budget. The LLCC water system plan is still being edited toward a completed draft for review. Status of the hydrant painting was requested. The McKewan fire response was overseen by DNR with support from many public and private firefighting entities. The Lake was utilized for firefighting by several helicopters.

8. Old Business

a. New Board & Committee email addresses – Christy Smith or J. Ingemi
New google email has been provided to board and committee members.

b. Architecture & Compliance Registers – J. Ingemi
A reminder was provided to the board to read the registers prior to the meetings.

c. Finance Advisory Report – E. Springer-Johannesen
This topic was covered under the finance report.

d. Audit Update – E. Springer-Johannesen
This topic was covered under the finance report.

e. Payment Plans – how many accounts? How many are in compliance?

f. Reserve Study Committee – S. Saylor
The reserve study group is updating the study with the vendor. Staff and study group have worked together to review and update the line items and estimated values.

A motion was made by E Springer-Johannesen, seconded by D Dyson, passed with no nays, and one abstention to add a line item for the cost of the park bathroom metal roofs into the draft update of the reserve study.

g. Organizational Chart – S. Saylor
An organization chart is being developed (ie: who answers to who?) it is not intended to be a communication flow chart.

h. Inn Island status
CAM reported that on June 21st the Mason County Conservation District representative met with the CAM and water department manager to discuss possible repair solutions for the Inn Island erosion. LLCC is awaiting their assessment. A sloping geogrid matting may be a solution.

- i. CCR's / Declarations final reading – M. Paradise
No report today
- j. Mailers from Board – M. Paradise
No Report today, CAM has edited, and this work is complete.

9. New Business

- a. Tree cutting bids – R. Milliman
CAM received two bids to remove 26 trees identified by an arborist for removal. CAM recommends proceeding with Green Diamond Tree Service for this work. Scope of work includes complete tree and branch removal from log toy beach and Olde Lyme Parks, and removal and chipping of branches from greenbelts – while leaving the logs in place.

A motion was made by S Saylor , seconded by D Dyson, and passed with no nays to hire Green Diamond Tree Service in the amount of \$10,307.00 to provide the above referenced scope of work.
- b. Motions to the Board from Committees, including the Architecture Register.
See attached motions to the board for specific motions.
- c. Budget Study Sessions & Schedule – T. Ingwaldson (J. Ingemi)
Next budget study session will be on July 20th at 6pm. Food and Beverage will be the topic
- d. Golf Now (G1) update on negative impact with servers and Admin staff.
GolfNow point of sale software over promised and under delivered. CAM is working with staff and vendor to resolve issues with the rollout of this new product.
- e. Security Camera proposal – R. Milliman
CAM reported on the scope of work and quote received from Bruce Lofton to provide hardware and startup assistance. There is not an adequate wifi signal available at wells 3 & 5. The new cell towers – once activated may provide the required signal. There is no electrical power at Olde Lyme Park and Leprechaun Park. PUD is being contacted for price and availability on providing power.
- f. Security Patrol update (with scheduling) – R. Milliman
Security Patrol schedule is random and will not be published. Initial response from the community has been positive. Security will provide written reports of any incidents. The LLCC Community needs a more comprehensive scope of the work being provided by the security patrol.
- g. Fire and Fireworks Safety issues – D. Dyson and J. Ingemi
A townhall meeting will be held Wednesday, July 19th 6pm at the Inn to discuss wildfire prevention. DNR, Mason County Conservation District, and local firefighting representatives will make presentations and answer questions. A discussion of the use of fireworks – both legal and illegal, and a decision that was made to ban them on the 4th of July was held.
- h. Committee assignments (2) – J. Ingemi
President Ingemi discussed the formation of a new committee to review existing CC&R's with a view toward possible revisions by the community. President Ingemi appointed himself as chairman of the new committee.

A motion was made by D Dyson, seconded by M Berni, and passed with no nays to create a resolution establishing a new committee to review and make recommendations toward possible updating of LLCC CC&R's.

President Ingemi requested that Brian Smith be named as president of the compliance committee.

- i. Quads (ATVs), dirtbikes and HOA//BOD response – M. Berni
A discussion was held on the use of quads, dirt bikes, and golf carts within the community both on community property as well as public roads. LLCC continues to receive complaints from members about this matter. LLCC has jurisdiction on LLCC property and Mason County has jurisdiction on the County roads.

10. Other Business – no other business today

11. Correspondence – Report from J. Ingemi and M. Paradise –

A letter of resignation was received from an LLCC employee, it will be discussed in closed session under personnel.

12. Announcements and Upcoming Events – music in the park on August 5th

13. Motion to Adjourn to Closed Session to discuss legal/personnel issues and Compliance Register/Hearing Committee Issues.

A motion was made by M Robinson, seconded by P Paradise, and passed with no nays to adjourn to closed session to discuss legal/personnel issues and compliance register issues.

14. Motion to Reconvene to Open Session.

A motion was made by M Paradise, seconded by M Robinson, and passed with no nays to return to open session.

15. Motion to Accept all Motions Made in Closed Session.

A motion was made by M Robinson, seconded by D Dyson, and passed with one nay and one abstention to accept all motions made in closed session.

16. Motion to Adjourn

A motion to adjourn was made by E Springer-Johannessen, seconded by D Dyson, and passed with no nays to adjourn.

Respectfully submitted,

**Pat Paradise – Secretary,
Lake Limerick Board of Directors**

July 15, 2023

CAM Board Report

Good morning,

As communicated with the Inn Committee, new restaurant and café food menus with 10% price increases were launched the first week of July.

Our new point of sale system went live on June 13. We are continuing to resolve issues with weekly meetings with Golf Now's transition team and customer support. We successfully escalated and have received all 7 of the chip & pin credit card processing devices enabling tableside transactions that started this week. There will be more discussion during New Business.

The LL golf course has eliminated the use of phosphorus for fertilization. Phosphorus is the middle number of 3 numbers that promotes plant flowering. The achieved goal was to prevent runoff to Lake Limerick. Also Round Up for weed control is no longer used eliminating glyphosate. We have replaced with the product Cheetah Pro now used at other golf courses and the City of Shelton. Active ingredient is Glufosinate-ammonium.

We have been preparing for a July 20 meeting with the Navy for their planned September start for the Mason Lake Road railroad trestle project. Concerns include increased Saint Andrews traffic and the contractor following Department of Health safe water requirements during installation of the temporary and permanent mainline. We will have our water engineer Doug Eklund and Chris McMullen on point to ensure compliance. LL does not have an easement for our water mainline and the looming question is if LL or the Navy pays for contractor time and material. We will have more information after July 20.

The property owner at Clonakilty Drive has not cleaned up their property and is in default of a Mason Superior Court order. Lake Limerick has a contractor ready to deploy when MCSO has the court order specifically identifying the address. Our attorney is amending the court order. All cleanup expenses, attorney and court fees will be assessed to the property owner.

LL is proceeding with litigation for water theft at a Cromarty Court property.

Lastly, during New Business, the Board will determine selection of a tree contractor bid to remove dangerous trees identified by an arborist.

Old Business

e. Payment Plans status

18 of 18 Members with signed payment plans with promissory notes are making consistent payments.

h. Inn Island status

On June 21 a Mason Conservation District engineer visited with Chris McMullen and I to review potential solutions for repairing the NE bank. We are currently waiting for their assessment and Chris is staying in contact. Chris will have a schedule of events produced by Friday July 21st.

New Business

a. Tree cutting bids

We contacted 3 contractors and received 2 bids. I recommend approval of the Green Diamond Tree Service bid @\$10,370 for taking down 26 trees. Contract includes complete tree and debris removal from Log Toy and Olde Lyme Parks and in the green belts leaving the trees and removal of limbs to control fire hazard.

d. GolfNow

GolfNow over promised and under delivered without sufficient training. Since going live June 13, Servers have learned how to operate iPads and table side credit card transactions. Additionally Office Accounting is learning how to close out daily transactions for GL entries.

Issues List:

1. Kitchen printer orders occasionally have missing ordered items or not printing at all. Resolution: determining if we have an adequate wifi bandwidth during peak usage or if it is an iPad configuration issue. I've put our IT support Kyle Larsen in contact with the GolfNow's network engineering department.
2. Credit card transactions when entered one-time occasionally results in customers having multiple pending charges for the same amount. We are aware of two cases. When the bank processes, only one transaction occurs. Resolution: escalated to GolfNow.
3. Determining Member vs Public sales amounts. Resolution: Accounting is working with GolfNow support learning how to better sort transaction history. SOPs are being created.

e. Security camera proposal

For internet connectivity at well and park sites, our security contractor has verified adequate T-Mobile signal for 4 well sites and no signal for sites #3 & 5. He is working with their engineers for a solution to provide internet at all well sites. If successful, it will be tested at Park sites.

PUD3 has been contacted for the application process for power meter installation and a request for mounting a security equipment box and cameras on their poles. If not doable, we will need to install our own poles to install our equipment.

The plan is for LL installation labor. There will be additional expenses for the installation of 2 PUD power meters at Olde Lyme and Leprechaun Parks plus for the monthly recurring internet connection.

f. Security Patrol proposal

I receive the monthly patrol schedule for our daily 2-hour patrols.

i. Quads (STVs) dirt bikes HOA/Board response

Kids have been instructed by Park Hosts to park in the parking lot and not drive anywhere else in the park grounds. That they are to have park passes to be in the parks.

Park Hosts tell me that when they talk to these kids they are respectful.

Signs have been posted on the Anglia walkers by the rail tracks NO VEHICLES ALLOWED

And Park Hosts have Member lists to verify by name and Division/Lot number.

Water Report for 07/15/23 Board of Directors Meeting

Overview

This report is a very abbreviated summary. Full details of Water Committee business are included in the Water Committee minutes and are available in the BOD packet and on line. The Water System Committee did not have a quorum for the regular July meeting so no business was conducted.

1. Operations

- Wells are operating normally with the exception of Well #1 and Well #2. Well #1 is taking longer than usual to replenish the storage tank. Chris is checking pumping operation. The fire fill station hydrant is not available until the supply shortage is corrected. Well #2 remains off line until upgrades are completed.
- The water theft issue is not resolved pending legal action. The water meter has been reinstalled so that the actual amount of water being used can be monitored and to prevent further tampering by the unauthorized user.
- The high temperatures and dry conditions have resulted in a significant increase in consumption. Customers are asked to limit lawn and garden watering to non-peak times on alternating days.
- Testing for upgraded radio and wi-fi communications between the well sites and the water office is being conducted with positive results. Further testing for well sites 3 and 5 is ongoing.

2. McEwan Prairie Fire

- Our sincere thanks and appreciation go to the Mason Central Fire folks for their quick response to the fire and their ability to secure resources from the Department of Natural Resources. Their actions and significant luck with wind direction prevented a catastrophe for Lake Limerick.
- Our fill stations provided an estimated 7000 gallons of water for fire vehicles – mostly small tank trucks. Our lake provided water for three helicopters. Preliminary estimates indicate that we provided at least 70,000 gallons of lake water. No fish were hurt in the process.
- As a result of the near-disaster the Water System Committee will be increasing focus on activating some hydrants safely and quickly. Two were used to fill tank trucks under our Water Manager's direction to fill small tank trucks with no adverse effect on the system.

3. 2023-2024 Budget Work

- The Water System Committee continues to work on budget preparation through a series of study sessions. While the office was notified of the study sessions, we did not provide a posted announcement or agenda. For this I apologize. All future sessions will be properly posted. The July 13th session was cancelled because of a conflict with the BOD budget study session and unavailability of some revised data. The next study session is scheduled for July 26th at 5:00 PM. The location is to be determined.

4. Water Conservation

- We continue to encourage our members to conserve water by checking for leaks including dripping faucets and running toilets, watering sparingly in off-peak demand times, and perhaps showering with a friend.

5. Water System Plan Completion:

- The final draft of the Water System Plan and the Emergency Response Plan showing all editing is being updated by Lydia Bower from NWS and will be returned as soon as edits are completed. This draft will be shared with the BOD with a recommendation for approval.
- Once the BOD has reviewed and approved the plan Northwest Water will submit it to the Department of Health for review. It will then come back to NWS for final editing to incorporate any DOH requirements and then returned to the BOD for final approval. Once approved as the final document the revised WSP will be in effect until 2033.

Kelly Evans

LLCC Water System Committee Chair

07-15-2023 LLCC Board of Directors Meeting

Advisory Committee Motions to the Board

Executive Committee: No Motions to the Board

Architectural Committee: No Motions to the Board

Compliance Committee: No Motions to the Board

Water Committee: No Motions to the Board

Lake/Dam Committee: No Motions to the Board

Greens Committee: Requested Items deferred to the budget process.

Motion #1 to the Board;

The greens committee requests \$2,400.00 for burlap ground cover to prevent regrowth of vegetation in the hole 6, hole 7 water trap pond. Funding has already been approved for removal of vegetation scope of work.

A motion was made by S Saylor, seconded by M Paradise, and passed with no nays to provide \$2,400.00 for the purchase of burlap ground cover for the water trap pond on hole 6-7.

Greenbelt Committee:

MOTION #1 TO THE BOD: Motion to the BOD: Moved by Mary Ann Wagner and seconded by Sandy Nelson to recommend the BOD approve the PAR for the improvement of the Ballantrae entrance to Lake Limerick.

Entrance Beautification

Ballantrae Entrance: \$560

Volunteers will do the work.

A motion was made by P Paradise, seconded by M Robinson, and passed with no nays to spend up to \$650.00 toward the PAR to make improvements to the Ballantrae Drive entrance and for all work to be completed within 24 months.

Inn Committee: No Motions to the Board Requested Items deferred to the budget process.