



**LLCC Great Hall and Zoom - August 19, 2023 @ 9:00AM**

**Board of Directors Meeting Minutes (draft)**

**Meeting ID: 826 3658 4260 - Passcode: 649492**

1. **Roll Call: President** – T. Ingwaldson, **Vice President** – M. Berni, **Secretary** – P. Paradise, **Treasurer** – E. Springer-Johannesen; **Directors**: J. Ingemi, S. Saylor, M. Robinson, M. Paradise, D. Dyson, K. Evans (**Ex Officio**), R. Milliman, **CAM**  
*The President called the meeting to order at 9am, All members referenced above are 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).*  
*Community member participation – A community member requested that meeting information be posted prior to meeting.*
3. **Approval of Minutes:**
  - a) **Action:** Motion to approve the Minutes from the Board of Director's Meeting of July 15, 2023  
*A motion to approve the minutes of the July 15<sup>th</sup>, 2023 board meeting was made by D Dyson, seconded by M Berni, and passed with no nays.*
4. **Financial Report – E. Springer-Johannesen**
  - Current Financials
  - Audit Status
  - Payment Plans: How many accounts? How many are in compliance.
  - **Action:** Motion to accept the Treasurer's Report for July 2023

*No financial report was available for July 2023 due to employee turnover. A financial report will be completed for review and approval once office staff is available.*

*A detailed financial report was provided by Treasurer E Johanssen. Cash on hand, payables, receivables, and the status of the upcoming audit. LLCC will be looking to have DM & Associates provide the audit, at an estimated cost of \$40,000 – subject to review of documents and any additional materials required. Past due accounts are being aggressively pursued with payment plans, notification of water shut off, and property lien notices.*

*A motion to accept the August treasurers report as presented was made by M Robinson, seconded by D Dyson, and passed with no nays.*

5. **President's Report: T. Ingwaldson**



## LAKE LIMERICK COUNTRY CLUB BOARD OF DIRECTORS

***Budget Study sessions have been ongoing, audit preparation, compliance issues, and frustration with the length of time to meet milestones was discussed. A new committee is being formed to review by-laws and covenants for possible updates. Community input will be requested for ideas and proposals on possible revisions and member voting.***

### 6. CAM Report: R. Milliman

- Compliance Status - # properties reported by Division, # properties in the legal process.
- Navy Trestle history & update

***Compliance cases were reviewed for status and resolution. The Navy Trestle project status was reviewed. LLCC has a franchise agreement with Mason County for accessing Mason County owned properties and roads inside LLCC properties. The Navy has requested that LLCC request and obtain an easement directly with the Navy. It is still not known if access will be made available and who will pay for the required water main line relocation. Construction is scheduled to start September 5<sup>th</sup>.***

### 7. Water Report: K. Evans

***A brief report on the water system was provided by K Evans. Well sites operating normally, less well two. Several identified leaks are scheduled to be repaired next week. Northwest Water Systems is working on the final draft of the State mandated water system plan. The final draft will be provided to the Department of Health for review and comment prior to the LLCC Board final review, editing, and approval.***

### 8. Old Business

- a. New Board & Committee email addresses – Christy Smith or J. Ingemi  
***New email addresses have been issued for board and committee use.***
- b. Inn Island status – R. Milliman or Chris McMullen  
***The Water Manager has taken the lead role in determining design, scope of work, and costs for repairing erosion damage to the Inn Island. The Water Manager is working with the Mason County Conservation District for design criteria and grant money. It will cost \$12,000 for 60% design documents and permitting by the Mason County Conservation District. A PAR will be written prior to September for board review and a motion for approval. Mason Conservation District has a grant writer on staff.***
- c. Bylaws & Declarations Committee Resolution First Reading – J. Ingemi  
***A first reading of the resolution creating a new by-laws and declarations committee was read and discussed. The final draft will be presented at the next meeting for discussion and a motion.***
- d. Report on Fire Safety Townhall – D. Dyson  
***A town meeting was held at the Inn on fire safety measures that individual homeowners and the community can take to minimize exposure to wildfires. The meeting was well attended. DNR, The Mason County Conservation District, and local fire authorities provided information and took questions from the community. A recording of the meeting is available.***
- e. Dog Park possibility – D. Dyson



## LAKE LIMERICK COUNTRY CLUB BOARD OF DIRECTORS

***A discussion of how and where a new dog park could be implemented. LLCC owns 4 lots that could be utilized for a park or sold to procure funding. Neighbors in the vicinity have been contacted for their input. There was a board discussion both in support of, and in opposition for the possibility of a park. No action taken.***

### 9. New Business

- a. Importance of a Reserve Study – 5-minute overview – S. Saylor

***Director Saylor led a discussion on the importance and status of the reserve study. The current reserve funding rate is only 12% of the funding needed to fully fund the identified maintenance and replacement items in the updated study over the next 30 years. A funding increase from the current \$10 per month per lot contribution to a \$20 per month per lot contribution rate is recommended. An updated reserve study from Reserve Associates is due in September 2023.***

- b. Water Budget Review – Discussion – Vote

***K Evans presented budget assumptions and provided an overview of the proposed operating and capital budgets.***

***A motion was made by E Springer-Johanssen, seconded by S Saylor, and passed with 8 yes and one nay to approve the water department 2023/2024 operating and capital budget as presented.***

- c. HOA (sans water) Budget Review – Discussion – Vote

***Treasurer Springer-Johannessen presented HOA budget assumptions and provided an overview of the proposed operating and capital budgets. Four options were provided for consideration and the pros and cons of each option were discussed.***

***A motion was made by M Robinson, seconded by S Saylor, and passed with 6 yes and 3 nays to approve the HOA 2023/2024 operating budget as presented under option 3 (\$10 added for hoa and \$10 added for reserves)***

***A motion was made by M Robinson, seconded by S Saylor, and passed with 8 yes and 1 nay to approve the 2023/2024 HOA capital budget as presented.***

- d. Tree cutting bids – R. Milliman

***A contract with Green Diamond Tree Service resulted in the removal of 26 trees that were identified by the LLCC arborist as dead, dying, or danger trees.***

- e. Motions to the Board of Committees, including the Architecture Register.

***See attached “motions to the board” for all motions to the board.***

***A motion was made by E Springer-Johannessen, Seconded by D Dyson, and passed with 6 yes, 2 no votes, and 1 abstention to accept two motions presented by the water committee.***

#### ***Motion 1)***

***A motion was made by Don Bird, seconded by Dan Cossano, and passed with no nays to support rapid implementation of fire flow by testing selected hydrants that can meet sufficient flow while maintaining adequate water pressure.***



**Motion 2)**

**A motion was made by Don Bird, seconded by Dan Cossano, and passed with no nays to approve the attached PAR requesting upgrades to the SCADA system beginning with the shop and well #2. These two sections are not to exceed \$12,000.**

- f. Golf Now (G1) update on negative impact with servers and Admin staff

**The new point of sale system continues to present operational issues. CAM and staff are working with the vendor towards resolution.**

- G. Security Camera proposal – R Milliman

**CAM reported on a security camera proposal received by both the water department and the HOA.**

- H. Security Patrol update (with random scheduling explanation) – R. Milliman

**The security patrol vendor is providing incident reports to the CAM for all interactions. The schedule is not posted to the community. Security will be onsite for the end of the summer bash and memorial day weekend.**

- 10. Correspondence – Report from J. Ingemi and M. Paradise  
No correspondence**

**11. Announcements and Upcoming Events**

- Next Community Litter Pick-Up, Saturday, September 23, 2023.

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

**A motion to adjourn to closed session was made by J Ingemi, seconded by D Dyson, and passed with no nays.**

**Closed session topic-**

**Navy Trestle easement and legal**

**Personnel discussion**

**HR Consultant goals and contract scope review**

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

**A motion was made by E Springer-Johanssen, seconded by M Paradise, and passed with no nays to reconvene into open session.**

- 14. Motion to Accept all Motions Made in Closed Session.**

**No motions or decisions were made in closed session.**

- 15. Motion to Adjourn**

Lake Limerick C.C.



## LAKE LIMERICK COUNTRY CLUB BOARD OF DIRECTORS

*A motion was made by J Ingemi, seconded by M Robinson, and passed with no nays to adjourn. Meeting adjourned at 1:38pm*

**Meeting minutes taken by,  
LLCC Secretary Pat Paradise**

## 08-19-2023 LLCC Board of Directors Meeting

### Advisory Committee Motions to the Board

#### Including the Architecture Register

Executive Committee: No Motions to the Board

Architectural Committee: No Motions to the Board

Compliance Committee: No Motions to the Board

Lake/Dam Committee: No Motions to the Board

\_Greens Committee: No Motions to the Board

Greenbelt Committee: No Motions to the Board

Inn Committee: No Motions to the Board

Hearing Committee: No Motions to the Board

Welcoming Committee: No Motions to the Board

Water Committee: two motions to the board –

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