



Minutes (draft) – Saturday, May 18, 2024

Zoom Meeting ID: 813 9369 2671 Passcode: 022403

1. **9:00-9:05am Board Introductions & Roll Call: President** - M. Robinson, **Vice President** – M. Berni, **Secretary** – P. Paradise, **Treasurer** – E. Springer-Johannesen. **Directors:** J. Ingemi, B. Smith, G. Hearron, M. Paradise, D. Dyson, K. Evans (**Ex Officio**)

President Robinson called the meeting to order at 9:01am. Secretary P Paradise called roll and all above board members were present with the exception of G Hearron and E Springer-Johannesen who both had an excused absence.

9:05-9:20am Community Input/Comments (15 minutes): *This time is allocated for community members to let the board know of areas they should be made aware of. In most cases the board will listen to get more insight, and questions will not be answered. The president may ask a clarifying question and/or call on a board member present who has expertise in this area. Issues raised may be added to next month's agenda or be referred to the appropriate committee if the member so requests.*

2. **9:20-9:25am Approval of Minutes:**

Action: Motion to approve the Minutes from the Board of Directors Meeting of April 20, 2024

A motion was made by J Ingemi, seconded by D Dyson, and passed with no nays and one abstention to approve the meeting minutes from the board of directors meeting of April 20, 2024.

Action: Motion to approve the Minutes from the Semi Annual Board of Directors Meeting of April 20, 2024

A motion was made by J Ingemi, seconded by D Dyson, and passed with no nays and one abstention to approve the meeting minutes from the semiannual board of directors meeting of April 20th, 2024

3. **9:25-9:30am President's Report: M. Robinson**

President Robinson provided a brief presidents report, (see attached). A few slides were presented as a part of the presentation thanking the community and fellow board members for electing him to the board and the presidency of the board. President Robinson informed members of the hiring of our new general manager Shannon Ramos. A description of the hiring process was provided. An effort to involve new members will be assisted by trying to streamline the time needed to hold the board meetings.

4. **9:30-9:45am Financial Report – E. Springer-Johannesen (presented by M Paradise)**

- Current Financials
- Audit Status
- Payment Plans: How many accounts? How many in compliance?

Action: Motion to accept Treasurer's report



M Paradise presented a brief financial report on behalf of Treasurer E Springer-Johannesen. The financial report documents are included in the board packet for complete details. Efforts to collect past due accounts, complete the member approved audit, and prepare next year's budget are ongoing. Getting caught up on financial reports has been difficult and is a primary office staff priority. LLCC has cash in the bank, reserve funds set aside, and continues to pay all bills – however LLCC has gone several month without current financial statements.

A motion to accept the treasurers report as presented was made by J Ingemi, seconded by D Dyson, and passed with no nays.

5. 9:45-9:50am Operations Update: M. Berni

M Berni presented a brief operations report that included the following; the Olde Lyme Park bathroom has been re-opened. The park bathroom had been briefly closed for septic and drain field issues (tree roots). Our septic vendor has serviced the issue and the bathroom has been re-opened. A reminder that all committee meeting minutes are due to the board secretary by noon on the Wednesday prior to the board meeting. The LLCC office is looking into transitioning from a server based version of Quick Books to a cloud based version of Quick Books.

6. 9:50-10:00am Water Report: K. Evans

K Evan provided a brief report on the water system. There is an opening on the water committee due to a recent resignation. Details are posted on the Lake Limerick web site on how to apply for this open position. The water committee is changing its meeting date from the second Saturday of the month to the fourth Saturday of the month. This change will provide an opportunity to eliminate the time crunch between the water committee meeting on the second Saturday and the following Saturdays board meeting. This change will also eliminate a conflict with the Inn Committee meeting that is also held on the second Saturday. All wells are operational and are being assessed by an outside vendor. Both Well #1 and well # 3 pumps will be replaced. The vendor assessment is expected to be complete by the end of May 2024. A detailed report will be provided to LLCC by the vendor. Source meters for wells 3 and 4 are ordered and will be replaced. Eventually – all source meters will be replaced at all 7 well sites. Leak detection is ongoing by water department staff. All water system customers are requested to complete the water system survey that has been distributed. The survey will assist in determining lead levels in member and association piping systems. A voluntary water conservation plan is being implemented by the water committee beginning in June. Members will be asked to limit irrigation water use to 15 to 20 minutes per watering cycle and to water on alternating days based on street address (odd - even). Members are also encouraged to check for dripping faucets and toilets in their homes as a means of conservation. Water Manager is working on approved capital projects. The water system committee is working on long range planning including initial 2024/2025 budget work. Water System Plan completion status: After review of the draft water system plan by the State Health Department – a number of questions have been sent to the water system plan consultant by the Health Department. Water Committee, water manager, and water system plan consultant will work together to answer the Health Department questions. Navy trestle project is ongoing with one more outage anticipated in June.

7. 10:00-10:05am Old Business



a. Parks survey – **M. Robinson**

A parks survey is ready, the board has updated a prior survey for presentation to the community.

8. 10:05-10:20am New Business

a. Motions to the Board from Committees, including The Architecture Register and the Compliance Register – P. Paradise

Advisory Committee Motion to the Board are attached – (see attached)

b. Confirmation of Committee Chairs – **M. Robinson**

The President selects committee chairs and the President has met with all current committee chairs. The President, along with the Vice President have confirmed that all current committee chairs will continue in their current capacity.

Greenbelt Chair Dean Dyson, Water Chair Kelly Evans, Inn Chair Paul Wagner, Hearing Stu Clem, Architectural Chair Tamra Ingwaldson, Compliance Chair Tammy Fletcher, Lake Dam Chair Teddy Lovgren, Greens Chair Vern Dugan.

A motion was made by M Paradise, seconded by B Smith , and passed with no nays to accept the committee chairs as presented by President Robinson and listed above.

9. 10:20-10:30am Community Announcements

- a. Trivia – Sunday 5/19 at 5:30 pm
- b. Karaoke – Sunday 5/26 at 5:30 – 8pm; Grilled Hot Dogs available from 5-7pm
- c. Wednesday May 29th from 9am to 10am at the pro shop – meet Shannon Ramos
- d. Thursday May 30th from 4:30 to 6:30 at the Inn – Meet Shannon Ramos
- e. Lake Limerick Days Celebration and Parades are July 6th
- f. Litter pickup Saturday June 1st

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

A motion was made by M Berni, seconded by J Ingemi, and passed with no nays to move to closed session.
Closed session discussion topics:

Updated the on boarding of new general manager with current / ongoing personnel and legal issues.

Public Trust Doctrine, LLC by-laws, restrictions, and covenants.

Update on legal issues regarding water and hoa collections.



11. Motion to Reconvene to Open Session

A motion was made by P Paradise, seconded by M Paradise, and passed with no nays to reconvene into open session

12. Motion to Accept all Motions Made in Closed Session

No motions were made in closed session

13. Motion to Adjourn

A motion was made by P Paradise , seconded by J Ingemi, and passed with no nays to adjourn. Meeting adjourned at 12:07pm

Meeting Minutes taken by Secretary P Paradise

President's report 5 18 2024

Hi everyone-It's my honor to be your new president and thus this is my first president's report. Thank you Director Paradise for projecting a few slides onto the screen.

As this is my first report, I'll focus on a number of things but will try to go quickly-more on that in a minute.

You'll notice the first slide simply says "thank you"-something you would usually see at the end of a chat--but I'm going to start there. Thank you to the members that have elected me originally to our board of directors. And thank you to our board that elected me as president. I take the responsibility to represent our members and now my fellow board members as a serious obligation. But I also believe it can be a source of joy, accomplishment and even fun

So a few things.

First--as board president I only have one vote just like my fellow board members. That's important to remember. But I think each president, including some former ones that are in this room today, each have their own things they emphasize-so let me share a few of mine.

First--I assume the best and positive intent out of each and every board member and member of the community. People tell me everyday how much they love living here. At the same time, we all have new ideas and passion for this community that we want to continue to thrive. My hope is you will all help me in respecting everyone's opinion's and find a way to engage with each other in an uplifting way. We are all lucky to live here-let's remember that!

I'm also a strong believer that we need to embrace the history, legacy and culture of our community. Lake Limerick was built on a volunteer spirit that still exists today. At the same time-we need to prepare for the next days, months and years ahead. Lake Limerick has become a small city, with our own water utility, amenities and responsibilities to the community. Some of those responsibilities fall on the county, and we should be thankful that we are not responsible for our own roads, police and fire. But we are responsible for a lot.

That is why it is so important to have a professional staff that we trust to make the right operational decisions with the board and our fantastic committees providing insight and advice along the way. The respect we provide to our staff is important, just we count on them to provide great customer service.

And that leads me to my last topic-the hiring of our new general manager, Shannon Ramos who starts on May 28th. As this slide shows, it was a deliberate and long process. I congratulate the board on getting outside expertise to help us with human resources including finding great candidates. It's not as simple as just getting a bunch of applications. Our HR partner worked hard with the board and got staff input on a detailed job description. She then sourced candidates and sometimes the best ones are working somewhere else or not even thinking about us. Our HR partner did initial phone screens. Then our hiring committee made up of a subset of board members and other community members did lots and lots of interviews. And finally, the hiring committee made a recommendation to the board that was not only a unanimous yes- then the candidate accepted and her references were stellar.

Once Shannon starts, I ask that the community gives her time to work with staff and simply learn. I'm sure many of us have great ideas for her, but initially, my guess is she will be focused on staff, budget and simply learning about the community. I know we will all be patient as she learns from all of us and I hope you will consider attending one of her meet and greets on her first week. I'd now like to ask two of our board members to share just some quick thoughts about Shannon. First-Kelly-who was on the hiring committee. And then Mandy, who as part of our board, got to meet her before voting to have her join us.

It's probably funny to hear that I hope our board meetings can be shorter and more efficient in the future after this super long report. I am concerned we need to get new people involved in volunteering and if our meetings go on and on-that will be less attractive to new folks. Board meetings should go on as long as needed-that's important--but I think we can do better-and my next president's report will be much shorter.

Finally-, today is Armed Forces Day, which celebrates and honors our military members for their patriotic service in support of our country. If you served in the military-please stand so we can recognize you.



Mitch Robinson

LLCC Board President

President2@LakeLimerick.net

Questions? | LakeLimerick.com or call the office: 360 426 3581

Vessel Re-Registration Required This Year

ALL members must Re-register their boats prior to launching them this year.

Lake Limerick Country Club will be conducting a complete re-registration of member vessels this year. This action is partially due to the discovery that previous registration records were inadvertently destroyed. We last did a complete re-registration in 2010, and we will leverage learnings from that exercise this time. So, regardless of when your last vessel registration occurred, you need to re-register your boat(s) this year.

Registering your vessel can go smoothly if you bring the proper documentation and complete the proper registration form(s). When you bring your registration documents to the office, please consider the following:

- You are encouraged to complete this registration process at your earliest convenience.
- Any vessel over 16 feet or powered by a motor of 10 HP or greater requires registration by the State **and** LLCC.
- Only members can register boats and the boat must belong to the member, in other words the name on the State Vessel Certificate of Registration must match a lot owner's name (no boats from relatives or friends).
- You must provide the original copy of your state registration form for us to photocopy. This is the document you get every year when you register your boat with the state (no titles or trailer registrations).
- Finally, if your boat is over 19 feet in length, don't bother to try to register it unless it meets the documented exception for boat length. Remember, if you have a competition boat or a pontoon boat over 19 feet a Vessel Exception Request Form will be completed for you and competition boats will need to be inspected.

What you need to register your vessel:

- LLCC Vessel Registration Form
- Washington State Vessel Registration Certificate (for us to photocopy).
- See the LLCC Vessel Registration Procedures And Forms document found on the LLCC website: [\[insert link to the LLCC Vessel Registration Procedures And Forms\]](#)

Registration Options:

- **Option 1 – Normal in-office registration**
 - We will provide a couple of options for vessel reregistration. One option is to register your boat in the office by following the documented procedure.
- **Option 2 – Attend a Special Vessel Registration Event**
 - Extra help will be available in the office to expedite boat registrations and inspections (if required) on: *******DATES LISTED BELOW ARE FOR EXAMPLE PURPOSES*******
 - **Saturday April 27th from 11:00 am to 1:00 pm (Fishing Derby).**
 - **Saturday May 4th from 11:00 am to 1:00 pm.**
 - **Saturday May 18th from 11:00 am to 1:00 pm.**
- **Potential Option 3 – Email appropriate forms (but pickup Tag in the office):**
 - Fill out forms electronically (re-registration only) on your computer and send them as email attachments. See the instructions here:
[\[insert link to the LLCC Vessel Registration On-line process.\]](#)

Newly designed boat decals will be issued to members at the time of registration only if the proper documentation is presented and approved.

LAKE LIMERICK COUNTRY CLUB, Inc.

LAKE RULES AND SAFETY GUIDELINES

--- LAKE RULES ---

- 1) Violation of applicable Federal, State, County or LLCC Lake Rule or regulation (see Reference) may result in the suspension of member's boating privileges and/or the assessment of a fine.
- 2) Members shall be responsible for their guests conduct.
- 3) Non-member power vessels (including relatives and guests') ARE NOT PERMITTED on the lake unless actively engaged in fishing. Launching of non-member vessels from LLCC boat launches is prohibited.
- 4) Launching or recovery of a trailered boat from a member's property is prohibited.
- 5) No parking of motor vehicles is allowed within 20 feet of the shoreline.
- 6) All member vessels used on LLCC waterways, which require Washington State Registration, must be currently registered with the State, and they must also be registered with LLCC as described in the "Vessel Registration Procedures and Forms" document. Important elements include:-
 - a. On ~~INITIAL~~ application for the LLCC watercraft tags, the current year (original) State Registration must be presented.
 - b. The LLCC watercraft tags shall be clearly visible, on the ~~starboard side windshield exterior of the vessel hull or windshield in accordance with the Vessel Registration Procedures and Forms document. If it cannot be seen there, then the tag is to be displayed on the starboard side vessel hull (towards the stern).~~
 - c. All vessels with Washington State Registration and NO division/lot numbers or LLCC watercraft tag WILL BE ASKED TO LEAVE THE LAKE, unless actively fishing from that boat.
- 7) All member registered vessels shall be identified with their division and lot numbers.
 - a. The numbers are to be a minimum of 3 inches high and of a CONTRASTING COLOR to the hull.
 - b. The numbers are to be displayed on the hull (towards the stern), on the port **and** starboard sides. If they cannot be seen there, then they are to be displayed on the port **and** starboard sides of the windshield.
- 8) Vessels shall not use devices or systems designed to create excessive wakes including ballast bags or tanks or external, mechanical wake generating devices.
- 9) Vessels shall not be operated in a manner which creates large wakes (stunting, swerving, donuts, powered bow-up, other). Wake surfing (no tow rope) is also not allowed.
- 10) Pontoon boats over 20 feet in length and other vessels over 19 feet in length are not allowed on the lake. Vessel length will be as stated on the State of Washington Vessel Certificate of Title and/or Vessel Registration. Vessel length is based on Washington State Law, WAC 308-93-285 – Vessel Length Measurement.
- 11) Members may request an exception from the Board for a competition ski boat up to 20 feet in length provided certain criteria are met (ex: near-flat bottom and straight shaft inboard engine). Requests must be submitted to the Lake/Dam Committee and requires their recommendation to the Board for approval. When purchasing a new boat, homeowners are strongly encouraged to review boat specifications with the Lake/Dam committee prior to purchase.
- 12) E-foils are classified as motorized vessels, are allowed, and MUST observe all vessel usage and safety rules. Jet Skis, WaveRunners, and Sea-Doos that one can sit-on or stand-on and remote-controlled towing devices are prohibited.
- 13) Maximum vessel speeds on the lake shall be as follows:
 - a 8 MPH - Lakeside of the buoy line (all hours except as noted below)
 - b 35 MPH - Lakeside of the buoy line during skiing hours (10:00 AM-7:00 PM daily)
 - c NO WAKE - Shore side of the buoy line (all hours)
 - d NO WAKE - Bird Sanctuary, King's Cove (aka Log Toy Cove)

LAKE LIMERICK COUNTRY CLUB, Inc.

LAKE RULES AND SAFETY GUIDELINES

- 14) Vessels and skiers, exceeding 8 mph, shall remain lakeside of the buoy line at all times and 100 feet from other vessels, skiers and swimmers.
- 15) Tow vessels shall have a responsible driver and responsible observer/flagger. Individual property owners shall be, at all times, responsible for verifying the qualifications of the observer/flagger and driver in their boat, according to Mason County Ordinance.
 - a. An observer/flagger shall be at least 12 years of age.
 - b. A red warning flag shall be used to denote a person in the water.
 - c. Vessels must be operated in a counterclockwise pattern.
 - d. Skiers wishing to “drop a ski” must do so at the buoy line. Dropping a ski in the ski lanes is strictly forbidden.
 - e. When a vessel is pulling more than one person, and one falls, the other person(s) is/are required to drop off immediately. Under no circumstances shall a vessel continue down the lake, leaving a person(s) in the water.
 - f. Vessels pulling a skier shall not go inside of the buoy line (shore side) at any time. This includes starting or dropping off skiers.
- 16) Water ski tournaments are typically held during "Lake Limerick Daze" and "End of Summer Bash". The ski course is installed and removed on a yearly basis by the LLCC water ski club. Removal is typically complete by the end of September. Extra ski practices are allowed the two weeks prior to a tournament (weather permitting) as follows:
 - a. Friday 7 pm to dusk
 - b. Saturday and Sunday 8 am to 10 am - and - 7 pm to dusk

- - - - SAFETY GUIDELINES - - - -

- 17) Wind surfers, paddle boarders, E-foilers and all persons being towed shall wear an adequate approved floatation device. Riders should maintain awareness of surrounding boat traffic and be cognizant of their visibility to other boaters.
- 18) Operation-Right-Of-Way Rules states that a swimmer has the right of way over any craft "AT ALL TIMES".
 - a. Any swimmer more than 100 feet from the shore or lakeside of the buoy line MUST be escorted by a vessel displaying a red flag.
 - b. Swimming or floating on an inner tube, mattress or other flotation device SHALL NOT be allowed lakeside of the buoy line during skiing hours.
- 19) Buoys are NOT to be used by swimmers as floatation or mooring devices.
- 20) For personal safety, riding on a vessel deck, side, or standing while the vessel is under power, at speeds of 8 MPH, or greater is prohibited.
- 21) All boaters are responsible for their own wake.
- 22) All boats shall use legal navigation lights after sunset.
- 23) All vessel operators must have a "Washington Boater Education Card" unless; 1) vessel engine is less than 15 horsepower 2) operator was born prior to Jan 1, 1955 or 3) operator has a US Coast Guard License.
- 24) Any member boater who observes a safety issue or a violation of these lake rules and safety guidelines is encouraged to render aid and/or inform the other party of the lake rule or safety guideline.

Reference:

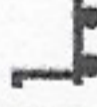
Code of Federal Regulations: <https://www.uscgboating.org/regulations/federal-regulations.php>
Revised Code of Washington (RCW) Chapter 79A.60 Regulation of Recreational Vessels
Washington Administrative Code (WAC) Chapter 352-60 Recreational vessel equipment and operation
Mason County Code Chapter 9.04 Motorboats (Ordinance No. 83-88)



Olympia 10PM

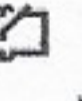
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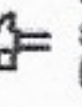


Olympia 10PM

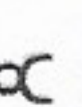
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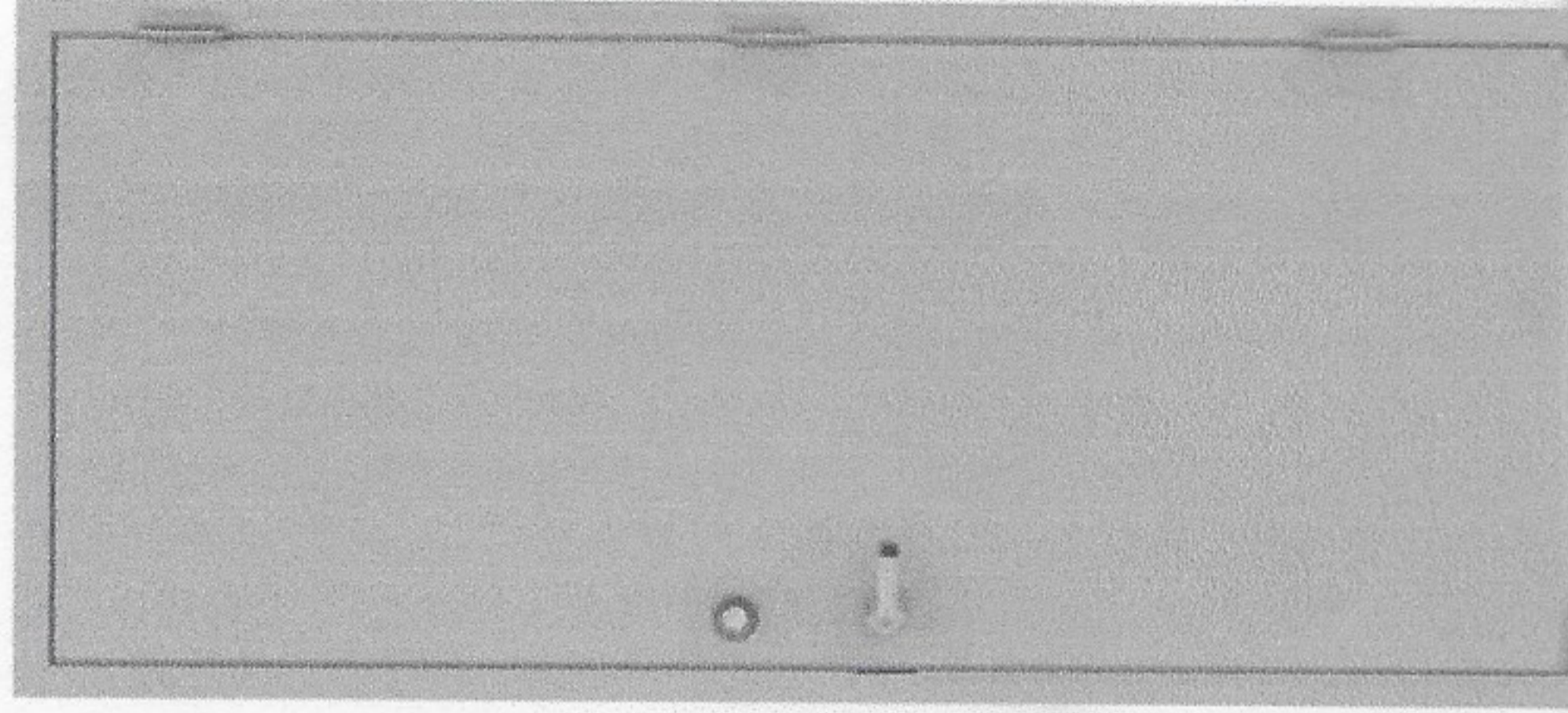
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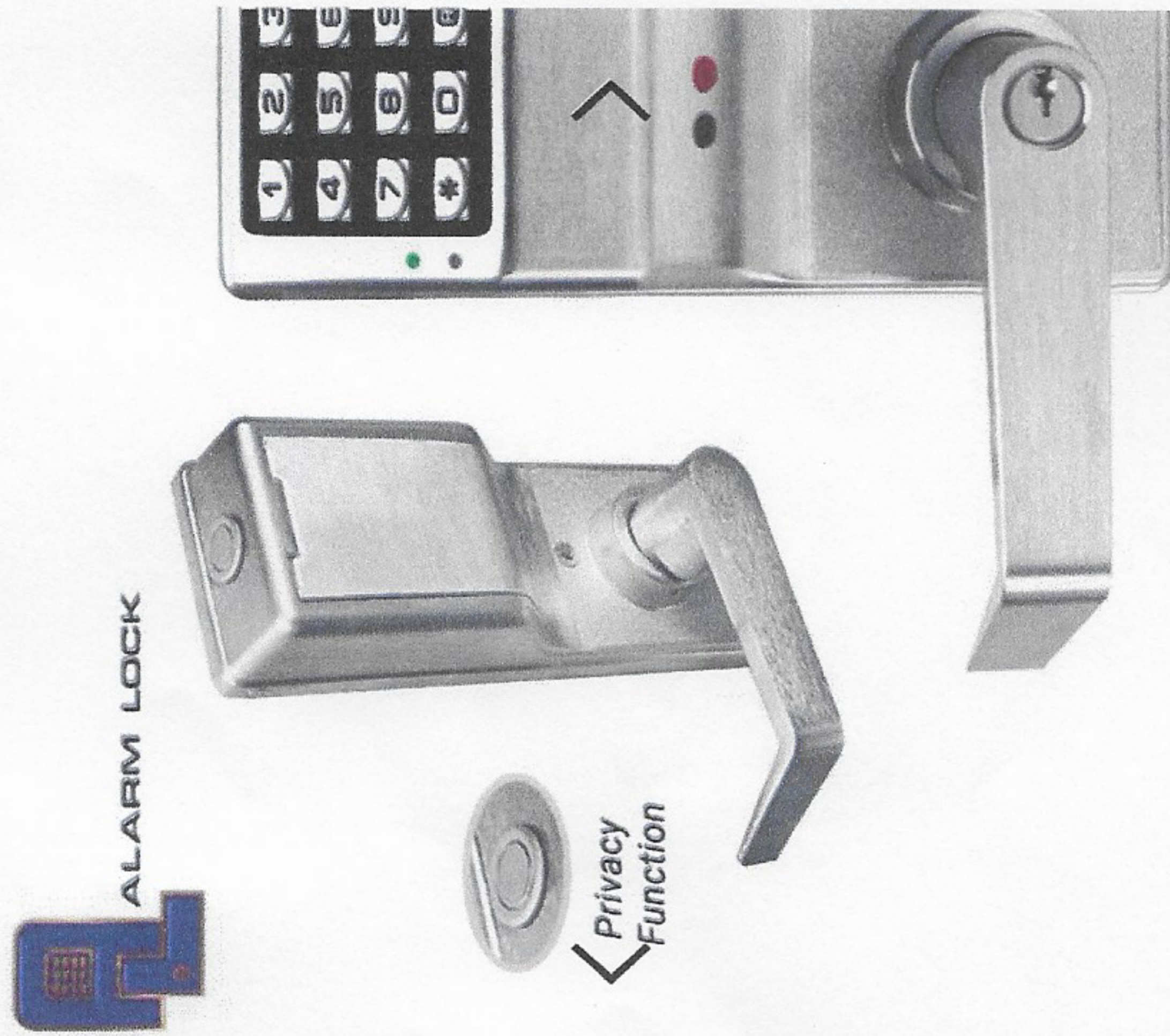
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