



# A letter from the Lake Limerick Board of Directors

With our membership voting on the 2024-2025 budget for the Lake Limerick HOA and Water System utility, I'm writing this note on behalf of our board of directors to explain how we reached our conclusions and hopefully answer some likely questions.

In addition, we will have a Lake Limerick Town Hall on Monday, September 9 to go into deeper detail and of course do our best to answer any questions.

**Lake Limerick Town Hall: Budget Review**

**Monday, September 9, 7:00 p.m.**

**Great Hall & via Zoom: Meeting ID: 872 3262 0726 Passcode: 037636**

## **Background**

Starting in the spring, we held 6+ public meetings for the board to better understand all aspects of the HOA and Water System (utility) budgets. Through weeks of public study sessions, we asked hard questions of our staff and heard from members and committee chairs. The board has a responsibility to today's membership, and to future generations, and the budget must reflect that. We also understand that we have a diverse population including retirees, families, full and part-time residents.

We are fortunate that our roads are maintained by the county and that electricity is provided by the PUD. However, other aspects of living here are our financial responsibility. This includes our water system (for drinking) and amenities including the lake, golf course, our parks, the inn/lounge, cafe and much more.

Another way to think about Lake Limerick is that we are more than just "lots." If we were a city, we would likely be the third or fourth largest in Mason County.

Some of our amenities such as our parks and lakes bring in no revenue, and there are costs to maintain them. Others such as the inn/lounge, golf course, and cafe do bring in revenue. I am happy to report that for Golf and our restaurants/lounge, in the last year, our revenue has been growing at about a 15%+ rate while keeping our expenses in line. We are continuing to reduce the difference between what it costs to run these services and the dollars we take in. We are trending in the right direction between revenue and operating costs, and this focus remains an ongoing priority for the board.

## **Reserves:**

There is the reality of our aging infrastructure as Lake Limerick will celebrate its 60<sup>th</sup> anniversary in 2026. Buildings, major equipment, our lakes, and parks are a few examples of that aging infrastructure. We need to continue to be laser-focused on the long-term maintenance and replacement of major items to run our community. That sometimes means even if there is a great a new idea — the first focus has to be on taking care of what we already have.

## **Operations:**

Our volunteer board was elected by our members with an important goal to make sure our community will prosper for another 60 years. Every year the Board presents to the community budgets that anticipate what is needed to run the HOA and water system. Costs go up for almost everything year over year just as they do for our households. We know that some of what we pay for today will generate future dividends in community enjoyment and fiscal health. It is also important that we retain our hard-working staff by paying a reasonable wage and providing a healthy work environment.

## **Upcoming Projects:**

Here are just some of the projects and initiatives planned for the next year:

- New park benches & tables
- Phase II of the Inn Island Shoreline Stabilization
- Anglia Park Fence & Pedestrian Gate Replacement
- Old Lyme Restroom Remodel
- Lake Leprechaun Valve Replacement
- Golf Cart Fleet (Annual plan to sell carts (5) nearly end-of-life and replace with newer carts)
- Review of security services
- Upgrade/replacement of aging hardware/software for monitoring of our water utility
- Phase II of replacement of well source meters
- Well generator replacement

## **Our audit:**

No one, including our board is happy with the pace to get our audit completed. If you are like me, you don't want excuses — we all want to get it done. The primary result of any audit is to improve best practices in the financial management of an organization. To that end, we are not waiting. We have already made significant improvements in decades-old processes since our new general manager, Shannon Ramos, joined us in May of this year. These improvements will continue, and we will judge them against the audit when we receive it.

## **Summary:**

Based on the above and so much more, the board has adopted a budget for a vote of the membership that includes these rates:

## **HOA:**

- An increase in dues from \$100 to \$108 per lot. This 8% increase, a total of \$96 per single lot per year, supports the operations of the HOA. Last year, this increase was 11%.
- No increase in the reserve fund rate for the HOA to support long term infrastructure maintenance and replacement. Last year, the increase was 10%.
- With the reserve fund rate not increasing this year, this means a single lot would pay \$128 per lot, per month in total. Currently, this total figure is \$120 per lot, per month.

## **Water:**

- An increase in monthly base rate from \$44 to \$46 (4.5% increase) to support the operations of the water system. Last year, the increase was 4.8%.
- An increase in the reserve accounts rate from \$14 to \$16 per month (14.3% increase) to support long term infrastructure maintenance and replacement. Last year, the increase was 16.7%.
- The base allocation will remain 6,000 gallons. For each additional 1,000 gallons used above the base allocation of 6,000 gallons revised tiers are proposed and are listed on the 2024-2025 Rate Sheet.

As a board, we recommend these budgets and rates acknowledging that we have a variety of members in terms of financial ability, needs, and interests. We have done our best to incorporate what we believe is best for our entire membership in this budget proposal.

These videos from 2022/2023 might be helpful in understanding the operations of Lake Limerick:

- Lake Limerick Town Hall: How are we governed? <https://youtu.be/aHGp4BEBUs0>
- Lake Limerick Town Hall: How The Water System Works [https://youtu.be/G\\_HXQwo6WuY](https://youtu.be/G_HXQwo6WuY)

Sincerely,  
Mitch Robinson  
President,  
on behalf of the Lake Limerick Board of Directors