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Board Meeting

General Session

December 2024

General Manager Updates



2025 Approved Projects

FY25 APPROVED PROJECTS

PROJECT	PROJECT LEAD	BUDGET	PAR	Start	COMPLETION
Inn Island Shoreline Stabilization (Ph 2)	General Manager	\$ 100,000			
(Office & Great Hall) Accessible Restroom and Office updates: Interior Paint, Flooring, Furniture, Doors, etc.	General Manager	\$ 47,000	12/21/2024		
(Facilities) Riding Lawn Mower	Facilities Manager	\$ 5,000			
(Greens) Irrigation Face Plates (5 Total)	Greens Superintendent	\$ 12,000			
Angila Park Fence and Ped. Gate Replace	Facilities Manager	\$ 35,000	12/21/2024		
Old Lyme Restroom Remodel	Facilities Manager	\$ 15,000	12/21/2024		
Leaf Guards for Office	Facilities Manager	\$ 8,000			
New Park Benches, Tables	General Manager	\$ 6,000			
Lake Leprechaun Valve Replacement	General Manager & Water Manager	\$ 15,000			
Bird Sanctuary Dredging / Feasibility Study (Ph 1)	General Manager	\$ 17,000			
5 Used Golf 2018 carts	Golf Pro	\$ 40,000	11/12/2024	11/12/2024	11/25/2024
Lake Patrol Boat Replacement	General Manager	\$ 22,500	11/14/2024		
		TOTAL	\$ 322,500		

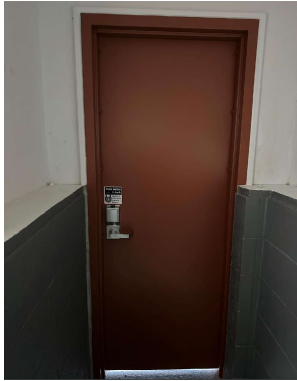
These are all of the FY25 approved budgeted projects. The status of each project will be provided every month.

Security Services
WA Guard
Services

Nov 2024
Updates

No Incidents Reported

Re: Lake Limerick Community
Security Patrol Services / Security Report Nov 2024



Community –
Completed Project

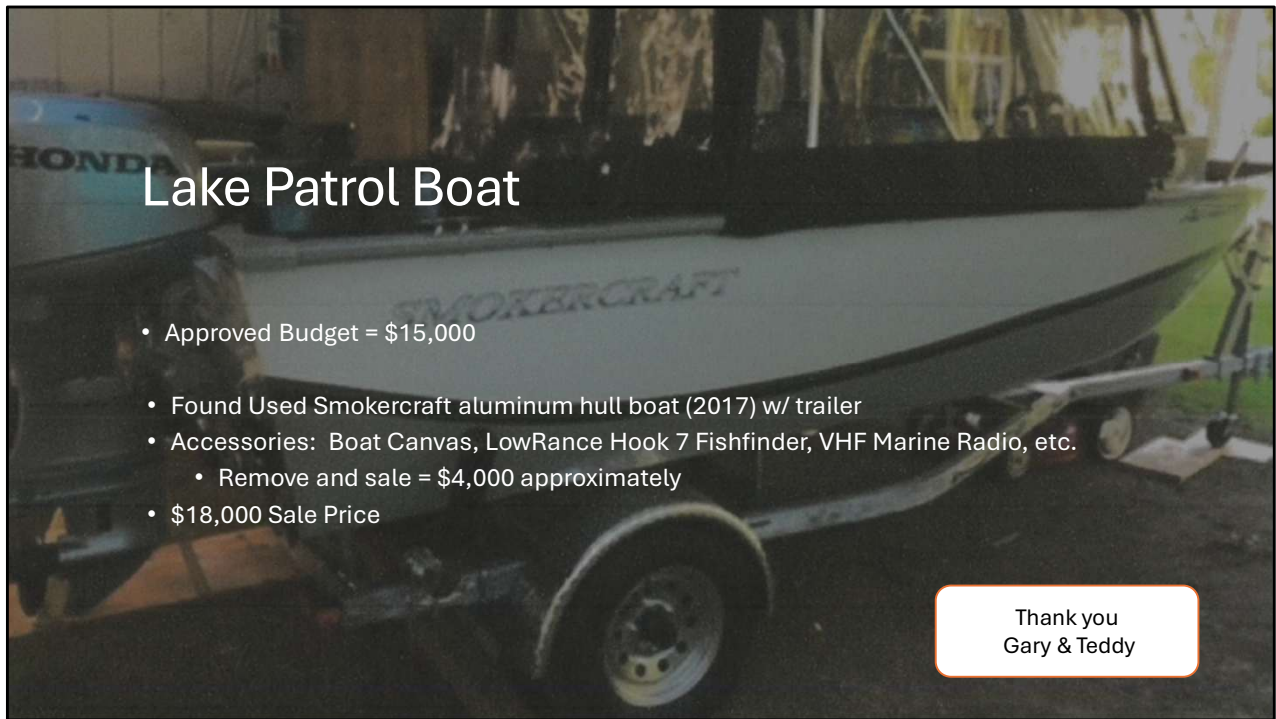
Golf Course Hole #5 Door Replacement

Gerardo, Facilities Manager installed new metal doors with punch key-pad locks. Doors and locks were purchased as part of a budgeted project.

Doors Updated to “Room”



The decals installed last month required a correction: “Lounge” to “Room”. The new vinyl was installed this month.



The purchase of a new Lake patrol boat was included in the 2025 budget. A used boat was found that meets the needs. There are some additional items on the boat that will be removed and sold to help offset the cost. These items are nice to have items, but not necessary.

Social Privilege Membership

2 purchased in
December

Social Privilege Card

2025



Name _____

Card # _____

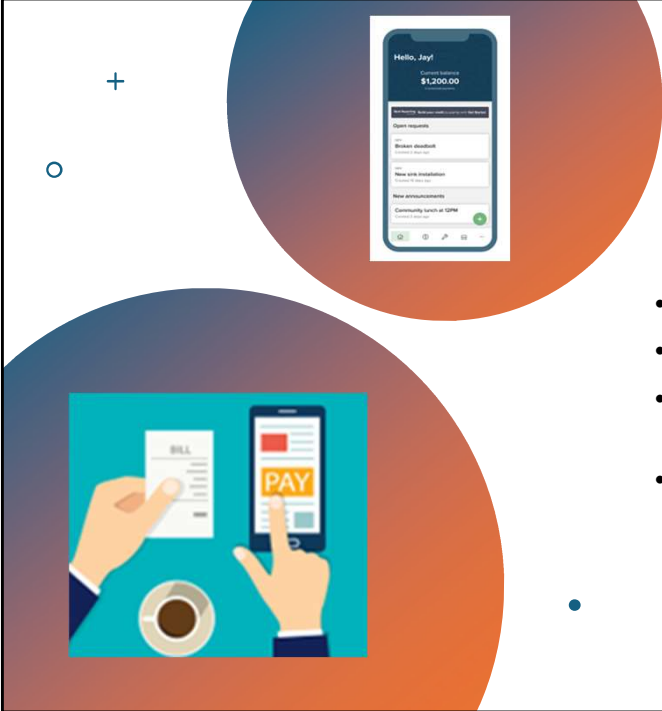
General Manager: _____

The Inn & Blarney Room
January 1- December 31, 2025

Mail@LakeLimerick.com
360-426-3581

Lake Limerick Country Club
790 E. Saint Andrews Drive
Shelton, WA 98584

The Social Privilege program is \$100 for 2025 memberships.
All memberships will be entered into the Golf 365 POS system.
2024 members will be contacted for renewal.




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Lake Limerick Resident Center

- Fully migrated
- Lessons Learned
- Poor Practices / Processes / Going Rogue
- Member Support Needed




●

Member Water Usage - AMPSTUN

[Consumer Registration](#)

<https://utilitybillingsystem.us/ConsumerRegistration.aspx>



You must use the full name as listed on your statement: Last Name, First Name

Water Account #

Your Email will be your login ID

Full Name on Bill

Account Number

Email Address

Re-type Email Address

Password

Confirm Password

If members would like to access their water account and review usage history, they can create their 'consumer account' which will provide access 24/7

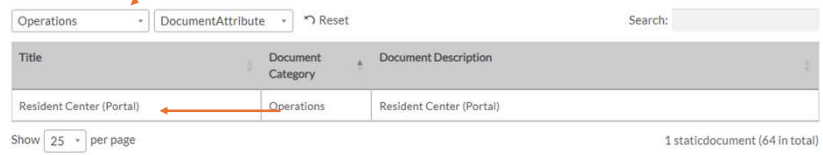
Helpful Tips - LakeLimerick.com



A file on our website has been created for all Resident Center documents, including How To documents and FAQs.

Helpful Tips - LakeLimerick.com

Below you will find LLCC Documents for Bylaws, Covenants(Now Declarations), Forms, Rules and Applications. Please Choose a Category Type or Attribute or Simply Use the Search Bar to Find Your Needed Document. After The List Populates, Just Click On the Document TITLE (Some documents will open right away, some will go to the attachment page).



The screenshot shows a search interface with the following elements:

- Two dropdown menus: "Operations" and "DocumentAttribute".
- A "Reset" button.
- A search bar labeled "Search:".
- A table with the following structure:

Title	Document Category	Document Description
Resident Center (Portal)	Operations	Resident Center (Portal)

Below the table, there is a "Show 25 per page" option and a status message: "1 staticdocument (64 in total)".

Two red arrows are present: one pointing from the text above to the "Operations" dropdown menu, and another pointing from the text above to the "Resident Center (Portal)" entry in the table.

Helpful Tips - LakeLimerick.com

Resident Center (Portal)

[Resident Center Guide](#)

The Resident Center Guide provides an overview of our resident portal: Create Password, My Account, Announcements, Documents, Contacts and Payments

[Resident Center Helpful Tips](#)

This document provides helpful tips and information on how to access your Resident Center account through the Lake Limerick website. It contains information on accessing your water account and obtaining your water usage history.

[--Previous Post](#)

Contact Us

Lake Limerick Country Club
790 E Saint Andrews Drive
Shelton, Washington 98584

Office Number
(360) 426-3581

Office Email
mail@lakelimerick.com

Upcoming Events



Operations - Processes

Policies Finalized:

- Employee Timekeeping
- Vehicle Policy
- Mileage Reimbursement
- Document Retention
- Employee Meals
- Employee Handbook
- Gift Certificates – POS
- Social Membership - POS

Policies in Progress:

- Project Management / Major Maintenance Process
- Cash Till Policy
- Monthly Checklist



Fees (Reminder)

- Late fees - Starting January 2025
 - (HOA & Water)
 - \$10
- 1% fee assessment – January 2025
- \$50 NSF Fee – In Effect

We have postponed late fees and the 1% assessment until we have completed the migration to the Resident Center and worked out any kinks.
NSF Fee is in effect now.

Members in Good Standing

These are members with no current substantial Protective Covenant or other rule violations, and those who are no more than 90 days delinquent in the payment of any amount due the Association, unless a repayment agreement has been reached and is complied with.

157

Not in Good Standing



Collections

Promissory Notes Established & Notarized:

- October – 7
- November – 3
- December – 0

- 2 Paid in Full

The office has been actively working to reduce Lake Limerick's delinquency. They are calling members with past-due balances and sending notices.

With the new Resident Center, we will easily be able to send out past due balances and delinquent notices.

All Promissory Notes have to be notarized, so appointments have to be established to complete.



Delinquency Updates

- \$500-\$999 = 75 Members (5.4%)
- \$1,000-\$2,000 = 48 Members (3.5%)
- \$2,001 - \$5,000 = 32 Members (2.3%)
- \$5,001 - \$10,000 = 10 Members (.7%)
- >\$10,000 = 8 Members (.6%)

- **\$56,551** 31-60 Days Delinquent
- **\$299,349** 61+ Days Delinquent



Delinquency Collection Efforts

- (96) 1st Notice of Delinquency
- (19) 2nd Notice of Delinquency

• \$7,000 collected





Property Payoffs & Sold

- 7 total sales / transfers processed
- 5 property payoffs processed
- 3 pending sale

Challenges:

- Discovered 3 that had closed months ago (March, July, Oct) which had not been fully processed.

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Liens / Foreclosures

- New Liens - 1
- Lien Releases – 0
- Foreclosures Initiated by LLCC
 - 10 properties
- Foreclosures Initiated by Mason County
 - 2 properties



Insurance

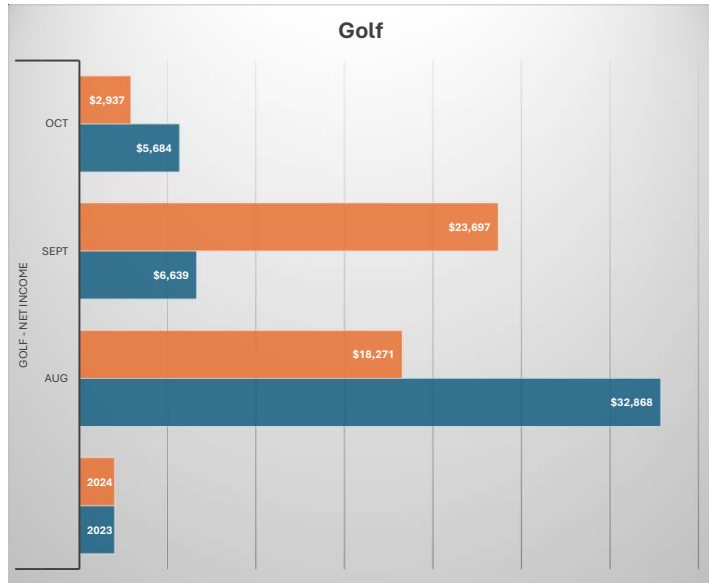
Last Year: Philadelphia Insurance
2025: Property = Cincinnati Insurance
Water = Glatfelter Insurance

- Property
 - Property, Inland Marine, General Liability, Auto, Umbrella
- Supplemental
 - Palatable Water (Water Department)

Philadelphia is no longer insuring water. Our broker, Brown & Brown has been shopping rates and new coverage.

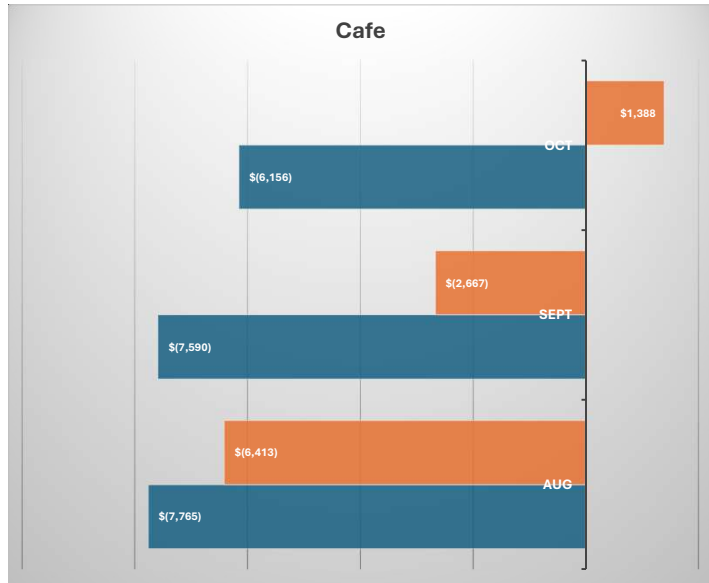
GOLF Net Income – 2023 vs. 2024

2024
2023

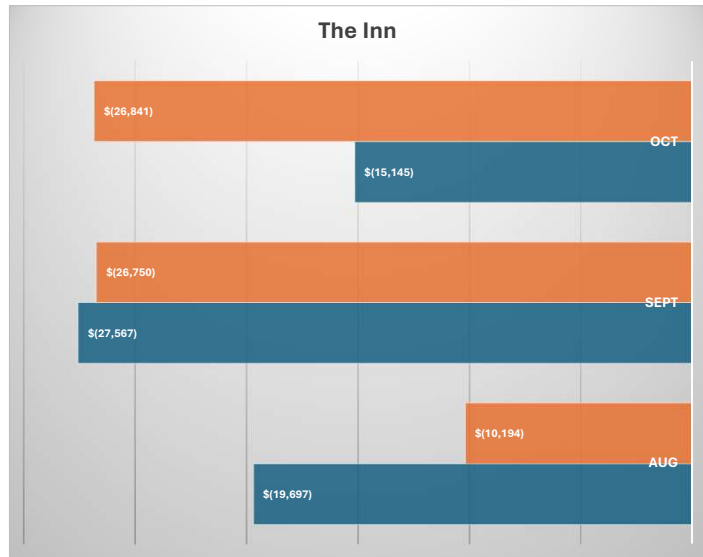


Net Income = Income minus Expenses

CAFÉ
Net Income
– 2023 vs.
2024



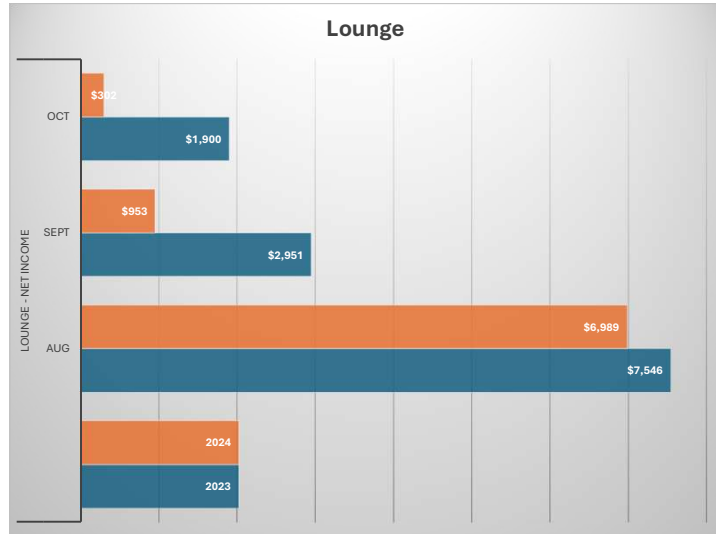
THE INN
Net Income
– 2023 vs.
2024



LOUNGE
Net Income
– 2023 vs.
2024

2024

2023



Team Updates / Open Positions

Recruiting

- Café Cook – P/T
- Servers – F/T
- Equipment Technician – P/T or F/T
- Sous Chef
- Pantry Cook



Offers Extended to Candidates:

1. Dishwasher
2. Entry Level Technician

Offers Extended and Accepted

1. Operations Manager

Recruiting & New Team Members

Go Paperless - Drawing

- Winners:
 - 1. Starla & Phil Kyllonen-Arroyo
 - 2. Jerome & Sheila Nokes
 - 3. Teresa & Keith Matches
 - 4. Todd & Candi Hilyard

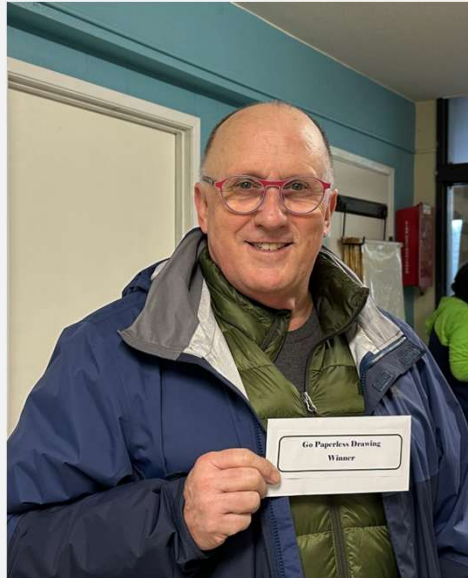


We're trying to go paperless. If you sign up for paperless billing before December 15th, you will be entered into a drawing for a \$50 gift certificate. Paperless billing saves \$\$\$ which can be used for improvements in the community and helps keep expenses down, which is good for everyone.

Go Paperless
Winner



Keith Matches



One of our four winners.



Thank you

November's board meeting is on November 16th.
See you there.