

# LAKE LIMERICK COUNTRY CLUB COMMUNICATOR

## “NO BLARNEY”

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Published by Your Board of Directors

## Updates, News, and Happenings at LLCC...

The “Communicator” is an electronic publication of the LLCC Board of Directors (limited hard copies are available at the Office, Inn, Café, and Pro-Shop). Call or stop by the office to be sure that we have your email address so that you get the latest news.

### Pro-Shop and Café Opening April 1st!

The finishing touches are being put on to “phase one” of the Pro-Shop/Café remodeling and rebranding for an April 1<sup>st</sup> opening. You’ll find an atmosphere that is open, inviting, and ready to serve excellent food. New café manager Tom Strom has created a new menu with your favorites and some new offerings guaranteed to satisfy the hungriest appetite and the most sensitive pallet. He and his newly hired staff will greet you warmly and provide you with excellent service. Look forward to breakfast and lunch the way you want it with breakfast available all day. Tom is a local man who has grown up on the lake and is eager to provide the highest quality of food and service. Plans call for the café to be open 7 days a week from 8:00 AM to 3:00 PM serving breakfast and lunch. Watch for expanded take-out service this summer.

### April 15<sup>th</sup> Election Candidates

All members should have received voting materials in the mail by March 29<sup>th</sup>. Please call the office at (360) 426-3581 if you did not receive your ballot. The board candidates are **Dave Kohler, Rhonda Mayner, Roger Millman, and Mike Prather**. The water candidates are **Don Bird, Penny Corey, and Pat Paradise**. Candidate statements were included with the March LLCC Newsletter and are also posted in the Inn lobby. All ballots must be returned no later than April 15<sup>th</sup> during the Annual Meeting at 2:00 PM. The candidates are all dedicated and will serve the members well.

### Supplemental Budget Election

The Board of Directors approved a supplemental budget at the March 18<sup>th</sup> regular meeting. Details of the proposal were sent with the election packets. After careful and exhaustive review of Lake Limerick Country Club (LLCC) finances, the Board of Directors is proposing a supplemental budget for the last five months of the 2016-2017 fiscal year. This supplemental budget will be voted on by members in full compliance with the requirements of law as determined by the Mason County Superior Court in the matter of Lake Limerick v. Gors, and the Lake Limerick Country Club by-laws.

After significantly tightening financial procedures, paying off much accumulated debt, and thoroughly examining past spending practices, the Board voted unanimously to submit to the members a supplemental budget to pay for unfunded and under-funded expenses as well as bring increased financial stability to the Association. While things have improved considerably, the Board of Directors is asking the members to approve a supplemental budget which includes changes in revenue and expenses and increasing dues by a modest amount.

Currently members are paying dues of \$195 per quarter plus a special golf assessment of \$31.17. The final payment for the special assessment is due April 1, 2017. To cover the budget deficit of \$137,000 and provide a stable source of funding for the future, the dues would be billed monthly in the amount of \$85.00. This is an increase of \$20.00 per month beginning May 1, 2017. With the special assessment ending in April the net increase per lot is \$9.61 per month.

## **Community Association Manager**

After working for nearly a year to stabilize LLCC operations and finances, the Board of Directors authorized the hiring of a Community Association Manager. Forty-one people from as far away as Georgia applied for the position which was advertised nationally and locally. Candidates were screened and the top three were interviewed by six board members on March 25<sup>th</sup>.

After discussions and thinking time the board was polled electronically and has selected **Deborah Wallace** as the new CAM effective April 1<sup>st</sup>.

While all three candidates could bring unique skills to the position, Deborah has demonstrated the ability to build a highly effective office team, lead employees, organize and plan operations, and relate well to the membership. She will relinquish her duties as full-charge bookkeeper and office manager to concentrate on the broader scope of Association business. Current office employees will assume those duties. Feel free to come welcome Deborah to this new position.

## **Annual Meeting Topics**

As an HOA Lake Limerick Country Club is required by state law and its By-laws to hold annual membership meetings for the purpose of keeping members informed and conducting elections for board and water candidates (April) as well as voting on fiscal year budgets (October).

The April 15<sup>th</sup> annual meeting will be held in the Great Hall at 2:00 PM. Members will hear current “State of the Association” and financial information. Candidates will be introduced and ballots counted by the election committee. Election results also will be shared, and the newly elected board will meet for a short time in closed session to select officers. The new executive board will then be introduced at the conclusion of the meeting. Magpies will be holding their bake sale during the meeting. Raffle tickets for the fishing derby on April 22<sup>nd</sup> will also be available. These meetings are a great way for members to connect with their neighbors and keep abreast of Association business. Hope you can come!

## **LLCC Web Site Update**

Progress has been slow and frustration by members and staff alike has been high with the progress in getting our new web site up and running. Board members **Dave Kohler** and **Brian Smith** have formed a team with member volunteers and have taken on the

task of mapping the system to provide a truly navigable, manageable, and more user friendly web site. Dave and Brian are get things done people, so look for vast improvements sooner rather than later.

## **New Check-in for Golfers**

The check-in counter for golf will now be in the “If I’d a” Room rather than in the café. **Ron Stull**, our golf pro, has done an outstanding carpentry job to create a workable check-in window without taking up floor space with a free-standing counter. It will take a little getting used to but will better serve both our golfers and café patrons.

## **Treating Everyone with Respect**

We have had several incidents in the past few months with folks forgetting the “golden rule” in the way to treat others including staff and members-to-members. Please be reminded that members are not allowed to direct the work of employees. Employees report to their supervisors or the Community Association Manager. The Board of Directors is ultimately responsible for all employees, but day-to-day management of operations, human relations, member services, and association facilities is left to the CAM and the staff she heads.

## **Keeping Up with the Joneses**

Keeping up on bills can be a real challenge. The last thing LLCC wants to do is take collection action against the “Joneses” or anyone else for unpaid dues, assessments, or water bills. If you find yourself falling behind please contact **Rhonda Hunt** in the office right away. She will work with you on a payment plan so that you can get caught up and avoid the misery of collections. The association can’t “forgive” a debt, but we will creatively work with you to get you back on track. Ignoring your LLCC bills costs you and the association big bucks that can run into thousands when legal fees are attached.

## **Communications Improvements**

Hood Canal Communications has been hired to update our computer systems and provide a much more secure network and information management system. Bids for the work were solicited from local and national companies. Three responded with bid packages. The Hood Canal proposal was selected. We are expecting that HCC will provide the best service, support, and security for the lowest cost.