

Lake Limerick C.C.



est. 1966

LAKE LIMERICK COUNTRY CLUB

790 East Saint Andrews Drive, Shelton, WA 98584

Phone (360) 426-3581 Fax (360) 426-8922

Email: [compliance@lakelimerick.com](mailto:compliance@lakelimerick.com) Web site: <http://www.lakelimerick.com>

LLCC

## BOD Special Session Meeting 12 March 2026

Crow's Nest

Draft - Minutes

- **Call to Order and Roll Call: 3:30PM**
  - a. Members Present: President Mike Berni, Vice President Kelly Evans (Zoom), Treasurer Rich Hamilton, Secretary Joel Gray, Directors-- Dean Dyson, Sue Ingersoll, John Ingemi, Brian Smith.
  - b. Excused: None
  - c. Absent: Pat Paradise
  - d. Guests/Staff: GM – Shannon Ramos, HOA Member Dennis Muretta
- **President's Comments**
  - Mike provided the BOD with the updated Reserve Study for BOD member review. He noted the Water Dept portion remains in work and will be provided later.
  - Shannon will provide a copy of the study to member, Steve Saylor, for review and comment as he was instrumental in its original development.
  - Shannon will post the draft study on the Member's website. Once final, it will be posted on the public-accessible portion of LLCCs website.
  - Rich will provide an overview of the study to members as part of the 21 March BOD meeting.
- **GM status and help needed**

Shannon advised the BOD of the following:

  - *Elections:*
    - Example of the HOA Elections, Ballot, and Annual Meeting Agenda was provided, noting that only 2 members have applied for the BOD HOA and 0 members have applied for the Water Dept.
    - Kelly made a motion to extend the application entry date to 16 March to allow additional time for more entries. The motion passed 6 yes, 2 no (Gray, Ingersoll). Shannon was directed to ensure the extension is well communicated to the members.

- It was understood by all that should there not be a fully populated BOD after the elections, the BOD would appoint a member(s) to fill vacancies in accordance with LLCC By-Laws.
- *Budget:*
  - Schedule of events to support the development of the 2026/27 budget was provided. Brian will provide Shannon and Rich with examples of Budget Estimating Ground Rules and Assumptions to be provided to all stakeholders once the budgeting process formally kicks off.
  - Rich and Shannon will continue to work on developing a policy / procedure re: fund raising and the associated accounting of funds raised.
  - *Shannon requested the BOD approve a lump-sum insurance payment of \$98,837.15 per Brown & Brown's (LLCC's Insurance Broker) Invoice, noting that the insurance payments had originally been spread-out over the entire year (not as a one-off payment). This will put LLCC over budget in the short-term, but, because it was budgeted, the payment vs budget will be balanced by year's end. **The motion was approved with 8 yes, noting the short-term funding will need to come from savings and be replenished later.***

*Ampstun Transition: First transition meeting has been scheduled for May 1<sup>st</sup>.*

- *Point of Sale System:*
  - Due to possible delays in getting equipment and training from point of sale provider, Toast, the swap from Golf 365 by April 1 may be at risk. Shannon is to check with Golf 365 as to whether LLCC can extend the current contract on a month to month basis, while, at the same time, try to accelerate Toast's ability to get equipment and training to LLCC sooner.
- *Financials*
  - Inn Island Shoreline payment will come from Saving's in the near term, as this project is ahead of planned expenditures. Savings will be replaced once at the point it was scheduled to be performed / paid.
- *Human Resources*
  - Code of Ethics and Code of Conduct will be placed in LLCC's workspaces. Brian noted the current Code of Conduct is a bit dated and needs to be updated. Shannon will provided a summary of the document (Resolution 2002-01)
  - Name tags coming for employees. Baseline tags will be white, employees with 5+ years will be gold in color.
- *Projects / Admin / Misc*
  - *Jason continues to investigate destruction/removal of the structure at 40 Old Lyme Road.*
  - Monthly Safety Meetings are planned with Jason planning to update relevant safety policies and procedures.
  - The PAR to fix the Blarney Room Patio entrance, broken widow(s) and men's room remains in work as Jason is awaiting a second bid to do the work.
- **BOD member issues and anticipated recommendations/ motions**
  - Dennis Muretta requested status on the Lake Leprechaun Valve Repair PAR. Mike advised that it had been approved and it is good to go.

- **Monthly BOD Meeting Agenda recommendations**
  - Move Legal Sub-team report from “Unfinished Business” to its own dedicated portion of the Agenda
  - Beaver Creek member concern
  - Fireworks Resolution
- **Move to closed session.**
- **Adjourn**

Meeting was returned to open session at 5:30 were the BOD voted unanimously to approve the motions made in closed session regarding personnel and legal matters.
- **Attachments:**
  - Reserve Study
  - Election and Annual Meeting Information
  - Budget Timeline

DRAFT