

LATITUDE 49 RESORT PARK

BOARD OF DIRECTORS MEETING MINUTES

DATE: Thursday, November 12th, 2009

PLACE: Latitude 49 -Library

TIME: 9:00 am

PRESENT:

President: Don Schleuse

Vice president: Ina Danielson

Secretary/Treasurer: Ann Archer

Director: Jim Johnson

Director: Ken Gunderson

ABSENT:

Director: Charlie Jenkins

Director: Larry DaShiell

INTEGRA Representative: Cindyrae Mehler

Minutes from the October 19th, 2009 meeting were reviewed. Ina Danielson put forth that "It was suggested that the End of the year 2009 President's letter should talk about what has been happening in the park since 2007." Should be changed to read "It was suggested that the End of the year 2009 President's letter should talk about what has been happening in the park since 2007 concerning the change of the Reserve Funds cash flow." Motion by Ina Danielson, 2nd by Ken Gunderson to approve the minutes as changed, the motion carried unanimously.

INTEGRA MANAGEMENT REPORT:

Since the Financials are not ready till the 15th of the month, no report was given at this time. Copies of the report will be placed in the director's folders and posted in the mailroom on Tuesday, November 17th, 2009 by Cindyrae.

Cindyrae reported that the two delinquent owners have become current with their dues and that about 30% of the owners are taking advantage of the ACH payment system through their banks. The annual winter mailing will be sent out the 1st week of December to all owners, containing a President's letter, new Coupons for monthly dues assessment payments, and a copy of the current Rules

& Regulations for the Association. The letter will remind all owners of the \$5.00 per month dues increase to \$80.00, effective on January 1st, 2010.

\$10,000 has been sent and invested with Edward Jones in a 6 month CD as had been requested in the October 19th meeting.

With the rains and winds of fall/winter here, Cindyrae has been traveling around the park on the look-out for downed tree limbs, downspouts, skirting that is out and fences/trellises that may be down. Please help your neighbor out and report problems to Integra. It was noted that the small trailer on a newly purchased lot is gone. Whenever possible, Cindyrae likes to call 1st and talk to our lot owners on infraction situations in the effort to clear up any problems. Generally a courtesy phone call will receive attention and correction by the lot owners.

Integra's winter on-site office hours at Latitude 49 are on Tuesdays from 10 am to 12 noon. Tess, Cindyrae or Caity additionally are on-site briefly each Friday to check on things in the office, pick up mail and payments from the on-site mailbox, and speak with on-site maintenance personnel. The office of Integra is open for calls or walk-in visits M-F, from 9 am until 4 pm, at 1704 Iowa Street, P.O. Box 31936, Bellingham, WA 98228; or, please call at: 360/ 656-5091; or, please e-mail at: Incam@Live.com.

TREASURER'S REPORT:

Ann Archer has been in contact with the Association's investment broker, Brett, at Edward Jones and has arranged for the CD's coming due in December 2009 to be rolled over into CD's with staggered due dates of 3 – 6 – 9 months.

ARCHITECTURAL:

Final approval for Lot#292.

Regarding solar panel placement, Lot #10 owner needs to look into county codes and to be able to acquire county and L&I approval. Ken Gunderson has gathered information on solar panels and current restrictions – there are weight restrictions for the roofs of park models and additions.

Lots 179 & 180 are for sale and are listed separately. Discussion was held regarding what is Latitude 49's responsibility/liability on the pie shaped overage in Lot 180's setback?

ACTIVITIES:

Ina Danielson reported that there is a meeting Saturday, November 14th at 10am. Friday night pot-lucks are twice a month instead of every week till May. Place-settings will be available for the winter pot-lucks. Cindyrae is in contact with Julie Hillman on all possible rentals to make sure the clubhouse is free for the specific date.

GROUNDS AND MAINTENANCE:

Jim Johnson reported the annual required testing of the smoke and fire alarms was completed November 11th. The furnaces in the common buildings are scheduled for their annual testing in November also. Jim is waiting to receive an estimate to add exterior electrical outlets to the common buildings. Two of the common buildings currently have no exterior outlets - this will be corrected. Dave has spent a lot of time with leaf clean-up and regular winterization of the complex. Additionally, Dave will be spending time cleaning the chairs in the clubhouse.

Security has started making regular nightly rounds this month throughout the complex, which includes checking doors on the common buildings.

There are problems with some of the street lights being on all day. One has been repaired 3 times. These will be re-checked when the pole light is installed and the boom truck is here.

Ina Danielson purchased the remaining lights needed for the buildings roofs – to be installed when boom truck is here.

Window screens for the common buildings was tabled till the New Year.

Shelves for Activities in the basement are still in the works. Cindyrae suggested Lowes or Home Depot for purchase of heavy-duty shelving units.

Ina asked about the use of a maintenance computer program for Dave to use for his maintenance duty lists and updates. Office kitchen, bathroom floors & toilets need a good going over once again.

UNFINISHED BUSINESS:

1. Recumbent Bike Purchase:

Don Schleuse checked out the bikes on sale at Sears and they were not adequate. The newer models are coming out at Christmas time. Don checked a sports center for the price of a bike and was told good ones start at \$1,400. Ann Archer is to check out deals and steals with the help of Cindyrae – better deals may be

available shortly in the Christmas Sales or immediately following the festive season.

2. Clubhouse PA system

Still looking for a cabinet to safe guard the equipment and settings. There is a clasp and lock on the old cabinet for now. Brian of Quality Cabinets is to give a quote for a cabinet.

3. Pool Repair Bids

Master Pool re-submitted a bid for \$15,945 giving credit for the drain covers already installed. Their bid includes doing extra work in the quote. The quote from Pyramid Pools was \$14,573 but designated they could charge more if extra work required. Both of the bids excluded sales tax. It was noted that Master Pools was the original installer. A motion was put forth by Ina Danielson and 2nd by Jim Johnson to have Master Pools do the pool repair to be completed on or before April 30th, 2010. Passed unanimously. Cindyrae is to contact both companies on the decision.

4. Southside Tree

Don and Ken received permission from the Sealinks owners to come onto their property to look at the offending trees. Of the 3 trees of one lot, one was ok, one needs to be removed and one may be saved with a trim. (lot#308). A second lot (lot#159) should have both trees removed. A third lot (lot#316) asked to have their one tree removed for safety issues. The County says the trees in the retention pond do not affect the condition of the pond. Following the affected lot owners being contacted, A Cut Above The Rest Tree Service will be contracted for the work to be done. They have cut and trimmed trees before for Latitude 49 and have done a very good job. They also had the lowest bid for the removal of trees from an earlier bid for the removal of 7 trees.

5. Storm drain System

Upon further inspection, the County finds that their drains from the fields/woods to the east of Latitude 49 do not run through our storm drains as once thought. When the pond is at a low level, we need to check if it needs to be dredged out. We will need to clean out the vegetation in the pond which must be done by hand – a summer job. Cindyrae provided information that a “new” regulation for the care and inspection of retention ponds and manholes is in the works. She also

explains that for safety reasons, any work done in the pond area should be a two person job.

CORRESPONDENCE:

1. Wickersham
2. Joyce Goodman

NEW BUSINESS:

1. Rules and Regulation Changes

Discussion was held on changes to the Rules & Regulations to help clarify them and relate to the Declaration and Bylaws of the Association. A copy of the current Rules & Regulations will be provided to all owners in the December 2009 mailing to the membership.

2. Spa Cap Purchase

Tabled till further investigation.

Next Board Meeting date: Friday, January 22nd, 2010 at 9:30 a.m.

Motion to adjourn to executive session was made by Ina Danielson and 2nd by Jim Johnson. Motion carried and the regular board meeting was adjourned at 11:40am.

Minutes prepared and transcribed by:
Ann Archer