

LATITUDE 49 RESORT PARK

BOARD OF DIRECTORS MEETING MINUTES

DATE: Tuesday, April 13, 2010

PLACE: Latitude 49 - Library

TIME: 1:00 P.M.

PRESENT:

President: Don Schleuse

Vice President: Ina Danielson

Secretary/Treasurer: Ann Archer

Director: Jim Johnson

Director: Ken Gunderson

Director: Larry DaShiell

ABSENT

Director: Charlie Jenkins

INTEGRA Representative: Cindyrae Mehler

Minutes from March 29th, 2010, Board of Directors meeting were reviewed. Motion by Larry DaShiell to approve the minutes, 2nd by Ken Gunderson. The motion carried unanimously.

INTEGRA MANAGEMENT REPORT/TREASURER'S REPORT:

Cindyrae reported on the Financials prepared through 03/31/10.

Whidbey Island Bank - Lat49 operating account \$ 23,082.21

Edward D. Jones – Reserves \$143,123.81

Whidbey Island Bank – Reserves \$ 36,360.10

Larry DaSheill made a motion to move \$20,000 from the Whidbey Island Bank – Reserves to Edward D. Jones – Reserves. This amount would be added to the \$17,000.00 CD coming due on 04/30/10 to make a total of \$37,000 to be put into a 6 to 9 month CD. Jim Johnson 2nd the motion. The motion passed unanimously.

New accounts have been added to the budget spread sheet. #5007 Declaration re-write expenses. Added an account for security patrol - Integra has had many positive responses to the on-site security patrol. #7300 W.A.R.M. fee - budget amount has been increased to reflect the correct amount being charged to Latitude 49.

Review and discussion of those unit owners in arrears in monthly dues assessments. Regular collection processes will continue, and unit owners delinquent to the association by more than 3-months will be Liened.

Latitude 49 office hours for summer will be 2 days a week - Tuesday 10 AM to Noon; and, Friday – 10 AM to Noon to start in May.

Park inspections will continue for mowing, weeds and regular unit/lot pickup. Inspections are done to keep our park looking good throughout the year.

COMMITTEE REPORTS:

1. Architectural:

Two unit/lot modification requests were received and approved. Units 284 and 54.

2. Activities:

Thank-you letters were received from the Red Cross and Blaine Food Bank. The next Activities meeting will be April 24th.

3. Grounds and Maintenance:

A. Jim Johnson reported the pool repair and renovation project is completed. The pool takes two days to warm up to the correct temperature and should be ready to go for Mother's Day as planned.

- B. Kitchen rugs have been shampooed.
- C. Curbs have been sprayed for weeds.
- D. Lawn spreader has rusted up – a new one has been ordered.
- E. The top to a patio trash can was broken when the can tipped over during one of our high winds. New top ordered.
- F. Two outside doors to be re-finished (a left-over from the winter chores)
- G. Rock distribution around front entrance signs to be completed.
- H. Sales boxes have been received – Jim Johnson and Ken Gunderson to take care of replacement at the entry gate w/these to the sales board.
- I. Street curbing needs to be cleaned and swept free away from the drains. They should be swept not pressure washed. Integra will check on the possibility of a street sweeper and is to confirm this will not hurt the integrity of the street coating?

CORRESPONDENCE:

1. Owen
2. David Bach and Associates LLC
3. Polinkus

OLD BUSINESS:

1. 320 copies have been made of the proposed Declaration and By-Laws.

Copies will be available for pick up on April 15th. Those not picked up will be sent out by regular mail on Friday the 16th. Self addressed, stamped (US) envelopes will be provided to encourage owners to send back their proxy response.

Owners in the park will be asked to write any questions down they may have regarding the proposed updated governing documents for the association and

to bring those questions to the Open Question & Answer meeting with attorney Hugh Lewis on Friday, May 14th at 1 PM.

2. Pool table cover - 2nd cover still to come.
3. Pool - All ready to open on Mother's Day weekend. Need to bring the outdoor furniture up from basement.
4. Wine glass purchase – Need a written request from Activities.
5. Additional Dumpster for spring clean-up – The Board will have an additional dumpster brought in during the month of May for owners to utilize for "spring cleanup".
6. Activity Account fund status: Garden Club and Projects – 2 accounts have been opened up one for Garden Club, one for Past projects and corresponding monies have been transferred to those accounts.
7. Rusty water stains in street gutters and drainage – Questions were asked as to what could be the cause of this? Ken Gunderson spoke with the Water District and the Health Department. He was told that this is a common occurrence in areas where there is a high water table. The rust color is actually a non harmful bacteria that will dissipate when the water table recedes.

NEW BUSINESS:

1. Pool fence restoration – Needs some minor repair work and painting. Integra was requested to once again contact Greenleaf Restoration (as he recently completed the front gate update) for a bid. Ken Gunderson will check with Mt. Baker Fireplace for the repair/replacement of steel posts as may be needed.
2. Lawn care of the commons –Discussion of time involved for Dave to mow/edge/take grass to the dump/dump expense vs. lawn care company.

3. Candidates Forum – Discussion of park volunteer to introduce candidates running for the Board of Directors. Still looking for an individual to do this job.
4. AGM mailing – coordinate dates for general mailing to association.
5. Information on tenants in Park – The Board wonders what information Integra has received from owners who rent their units out...tenant information, phone contact information, copies of rental leases?

The next meeting of the Board will be Tuesday, May 12th, 2010, at the offices of INTEGRA management and will include the 2011 Budget review meeting.

There being no further business, the meeting was adjourned at 3:30 pm.

Minutes prepared and transcribed by:

Ann Archer

Board Secretary/Treasurer