

**LATITUDE 49 RESORT PARK
ANNUAL GENERAL MEETING**

DATE: Saturday, June 12, 2010
PLACE: Latitude 49 Resort Park Clubhouse
TIME: 10:00 AM

Registration started at 8:30 a.m. Owners registered and received their ballot. Registration was completed at 10:00 a.m.

CALL TO ORDER:

President, Don Schleuse, called the meeting to order at 10:00 a.m. and welcomed everyone present. The President announced that a quorum had been reached with 135 owners present in person or represented by proxy.

APPROVAL OF AGENDA:

The President announced there were no changes to the agenda.

INTRODUCTION OF BOARD MEMBERS AND GUESTS AS FOLLOWS:

President, Don Schleuse, introduced the Board members and guests.

PRESENT:

President: Don Schleuse	Vice President: Ina Danielson
Secretary/Treasurer: Ann Archer	Director: Jim Johnson
Director: Ken Gunderson	Director: Charlie Jenkins
Director: Larry DaShiell	
Association Attorney: Hugh Lewis	

INTEGRA Representatives: Cindyrae Mehler, Tess Allison and Caity McDonald

PRESIDENT'S REPORT:

Don Schleuse reports that thanks to the efforts and expertise of owner, Larry Stoner, the association now has an effective sound system assembled. The park additionally has nightly security patrols through AJAX Security. The security team checks the common buildings doors and windows after 10 pm and patrols the park each evening. In past years, the Board of Directors had completed the task of checking the doors and windows each night, however, this is not a task the Board wished to continue as a nightly watch. The Board spent a great deal of time this past year working on the associations governing documents together with Attorney Hugh Lewis. The Board's next step in this process will be to complete a full review of the Rules & Regulations (house rules) of the park. The management contract with Integra Condominium Management has been renewed until June 2011. A full pool renovation was completed by Master Pools and the pool was opened in May as scheduled. The pool area and hot tub has suffered some night time

vandalism and debris – and, it is very expensive to drain the pool and/or hot tub when this occurs. Inquiry was extended to the owners present for their input on locking the pool area at 10 pm in the effort to avoid future vandalism incidents. Following a short discussion, it was determined to treat these incidents as “isolated” events. The general consensus of the assembled group was that no immediate action should be taken to lock the pool area at night unless additional incidents occurred, which may require the Board to institute preventative measures to prevent damage to said property. A thank you was extended to out-going Board Member, Charlie Jenkins, for his 3-years of serving on the Board. Two Board positions are open this year, and the candidates for these positions are: Ann Archer and Denny Beaudin. A reminder was given to all present that no dogs are allowed in the pool/hot tub area.

APPROVAL OF MINUTES FROM THE 2009 AGM:

The President asked for a motion to accept the 2009 AGM minutes as recorded. The motion was made by John Stone and seconded – Motion carried.

INTRODUCTION OF BALLOT COMMITTEE:

The President introduced Dan Bernard and Julie Hillman as the 2010 Ballot Committee to review the ballot process.

TREASURER’S REPORT:

Tess Allison, Integra Condominium Management, reviewed the proposed 2011 Budget in detail, giving an explanation of each line item listed in the 2011 Budget. No dues increase is proposed in the 2011 Budget. Items of special note were: Employee Medical expense is anticipated to go up per market rate; the Reserve Study is scheduled to be updated by Bach & Associates in conformance with statutory requirements; we obtained a reduction in the Master Policy of Insurance through diligent efforts by the insurance agent; and, we will see a substantial reduction in the cost for the required Annual Audit of the Association as a new CPA firm has been retained by the Board. The 2009 Annual Audit was completed by CPA Stromberg and a copy will be posted on the Association Website. Owners may also contact Integra if they would like to have a copy of the 2009 Audit.

Special Agenda Item:

Attorney Hugh Lewis was introduced once again to the membership, and a short question & answer period ensued regarding any additional owner questions concerning the governing documents re-write. Questions obtained from the moderated forum this past Saturday chaired by Klaus Dittman and Jim Wilson were submitted to Mr. Lewis and answers to these questions were provided to all present. Attorney Hugh Lewis and Don Schleuse answered all questions previously submitted and from the floor at this time.

Unfinished Business:

NONE.

New Business:

NONE.

Vote:

The President announced that a vote would be taken to ratify the 2011 operating budget and to elect two (2) candidates to the Board of Directors; and, additionally, a directed proxy was included to all owners that had not yet voted on the proposed governing documents. A short recess period of the meeting will be in order during the vote tally. The meeting recessed at 11:20 a.m. and reconvened at 12:15 p.m.

Vote Tally and Report of the Ballot Committee:

- ▶ 2011 Operating Budget: It was reported that the 2011 operating budget was ratified with 125 YES votes, 9 NO votes.
- ▶ Open Board of Director positions: The two candidates, Ann Archer [115 YES votes] and Denny Beaudin [126 YES votes], were elected to the Board by acclamation.
- ▶ Approve Amended & Restated Bylaws: [requires 60% or 190 – units]
174 YES votes, 20 NO votes.
- ▶ Approve Amended & Restated Declaration: [required 67% or 212 – units]
172 YES votes, 23 NO votes.

Joene Wilson makes a motion that the meeting be adjourned and that it stand adjourned to reconvene on 11-20-10 at 10 a.m. in the Latitude 49 Clubhouse. Motion was 2nd by Don Wilcox. [Explanation was given by Attorney Hugh Lewis to the owners that in accordance with **Roberts Rules of Order**, the meeting may be adjourned to reconvene at a later date. This would allow members who have not returned their Agreement and Directed Proxy of Unit Owners Relating to the Declaration and Bylaws to do so. By doing this, it will allow every owner gets a chance to vote.] The Motion passed unanimously.

Max Archer makes a motion that the AGM meeting be recessed at this time and that it reconvene for the formal tallying of the votes as to Amended & Restated Bylaws and Declaration to 11-20-10 at 10 am ; 2nd by Denny Beaudin. Discussion. A motion was made by Dan Bernard to amend the original motion to specifically state the extension of the AGM meeting and reconvening of same is **only** for the purpose of a formal counting/tallying of the votes (Agreement and Directed Proxy of Unit Owners) received. The Motion as amended by Dan Bernard passed unanimously.

ADJOURN/ RECESS at 12:25 p.m. – to be reconvened at 11-20-10 at 10 am for the specific purpose of a formal count/tally of the votes (directed proxy forms) as to the Amended & Restated Bylaws and Declaration.

There being no further business at this time, the meeting was recessed at 12:25 p.m.

MINUTES prepared and transcribed by:

Ann Archer, Secretary &
Cindyrae Mehler, Integra Condominium Association Management, Inc.