

**LATITUDE 49 RESORT PARK
BOARD OF DIRECTORS MEETING MINUTES:**

DATE: February 11, 2011
PLACE: Latitude 49 Resort Park
TIME: 9:45 A.M.

CALL TO ORDER:

President Denny Beaudin called the meeting to order at 9:45am.

PRESENT:

President: Denny Beaudin Treasurer: Ann Archer
Vice President: Ina Danielson Director: Ken Gunderson
Don Schleuse and Larry Dashiell were both available via telephone.

INTEGRA Representatives: Cindyrae Mehler and Caity McDonald

Lynn Button was unavailable for this meeting.

PAST MEETING MINUTES:

Motion by Ina Danielson to approve the minutes of the November 19, 2010 Board Meeting; 2nd by Ken Gunderson; and, motion carried.

INTEGRA REPORT:

Financials through 01-31-11 were provided and reviewed by the Board. As of 01-31-11, the Whidbey Island Bank operating account balance was \$32,272.49; Whidbey Island Bank reserve account was \$24,430.35; Bank of America [Savings account] was \$836.55, Bank of America [Activities account] was \$773.68; Edward Jones Investment Reserve Account Balance was \$183,676.74; and Petty Cash balance \$268.03, for a total balance of \$242,257.84.

The Board reviewed the Aging Summary reflecting payment records of owner's dues assessments. Delinquent owner accounts were reviewed and Lien status identified. Payment on owners' monthly dues assessments for individual lots continues to be very good and our owner accounts remaining solid. INTEGRA reports we continue to receive owner sign-up for ACH automatic payments. Currently, we have more than 30% of the Association Members participating in this ability to make their payments via ACH format [electronic bank payments]. The ACH automatic payment form is available to download from the Latitude 49 website or interested owners may contact INTEGRA directly to request the form at 360/656-5091.

Park tours have been completed with minimal infractions reported. Infraction issues have been addressed and resolved by INTEGRA through phone calls and reminder notifications to our owners.

Parcel Boxes: The Board discussed installing secure postal parcel boxes in the mailroom. The Board is uncertain at this time whether or not parcel boxes would be a positive

addition or not to the mailroom facility. The concern is that owners may leave delivered items in the locked parcel box for extended periods of time, thereby taking up all of the space in the parcel box for the unclaimed item. Parcel boxes will not be installed at this time as the Board wishes to more thoroughly explore options. A notice will be put up in the mail room reminding owners that the Association is not responsible for mail or parcels delivered to the park.

COMMITTEE REPORTS:

Activities Committee:

Ina Danielson reported that the Activities Committee is continuing Friday Night Potlucks (bi-weekly) and Wednesday morning Coffee and Donuts. The ovens in the kitchen have been serviced by the Jennaire Technician from Lehman's Appliance in Bellingham.

Architectural Committee:

Ken Gunderson reported that the Architectural Committee is meeting bi-weekly through the Winter months and he submitted a spreadsheet of recently approved Architectural Requests.

Grounds & Maintenance:

Park maintenance personnel submitted their monthly report to the Board identifying projects they are working on and suggestions of future needs for the park.

Ken Gunderson reported the following items regarding Grounds and Maintenance:

- Washing Machine Installation: The washing machine has been ordered and installation is scheduled for completion before the end of March 2011.
- Extra Gate at Compactor Area: Ken Gunderson is still collecting bids.
- Retention Pond: The pond will have a camera scope done of the control structure to ensure it is functioning properly. A report will be provided to the Board of Directors.
- Sump Pump: There has been an ongoing issue with standing water under the office building. The air flow under the building has protected the building from any type of mildew or rot to this point. A sump pump will be installed to correct the drainage issues.
- Weather Cap on Swimming Pool Heater: The cap was blown off of the building during a previous storm and was damaged beyond repair. It will be replaced.
- Hot Water Tank in Laundry Room: There is one hot water tank in the laundry room that blocks access to the electrical panel. This tank will be moved to correct this safety concern.
- Barbeque: There has been discussion of converting the barbeque from propane to natural gas to avoid filling propane tanks. A natural gas line will be run from the kitchen to the exterior of the building so a natural gas barbeque could be used in the future.
- Perma-Chink/Routine ongoing Log Maintenance: The exteriors of the log buildings are once again scheduled to be addressed. This is a budgeted Reserve Item expense for 2011. The Board is collecting bids to have the logs cleaned and recoated and the bids will be reviewed at the next Board of Directors meeting.

COMMUNICATIONS:

Activities Committee
McDougall
Forrester/Klein
Oldow x2
Hillman

UNFINISHED BUSINESS:

The Board obtained a bid from Huizenga Enterprises in 2010 to have road cracks and sink holes repaired and to have “10 mph” stenciled onto the roads in strategic high traffic areas of the park. The Board will also talk to Huizenga Enterprises about installing speed bumps in the areas of the Park that have the most issues and moving forward with the scheduled maintenance. Three different types of speed bumps are available and are being reviewed prior to installation.

Truck signage is still in the works.

NEW BUSINESS:

Telcom and Comcast are currently in negotiations regarding cable service provided in the Park.

Reminder of the Annual General Meeting date of Saturday, June 11, 2011 at 10 am.
Registration will begin at 8:30 am.

The Board of Directors quarterly OPEN meeting will be held, March 21, 2011 at 9:00 am in the office Building Lobby.

Meeting adjourned at 12:00 pm.

Respectfully submitted,

Caity McDonald
INTEGRA Condominium Management, Inc.