



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

DATE: Friday, March 16, 2012
PLACE: Latitude 49 Clubhouse
TIME: 10:00 AM

CALL TO ORDER

Vice President Ken Gunderson called the meeting to order at 10:00 AM in the Latitude 49 Clubhouse.

PRESENT

Ken Gunderson – Vice President	Jim Johnson – Director
Lynn Button – Secretary (via cellphone)	Ann Archer - Treasurer
Cindyrae Mehler – INTEGRA	Tiffany Holmes - INTEGRA

Don Schleuse, President was unable to attend this meeting.

PAST MEETING MINUTES

Ann Archer requested that the Activities section of the February 17, 2012 minutes be corrected to reflect that only the activity "meetings" have been cancelled, scheduled Activities (donuts, potlucks, etc) continue. A motion was made by Jim Johnson and seconded by Ann Archer to approve the February 17, 2012 Board and Executive meeting minutes with the acknowledged correction. The motion carried.

INTEGRA REPORT/FINANCIALS

Cindyrae Mehler reported the Financials through 02-29-12 reflecting the following: Whidbey Island Bank operating account balance was \$40,052.10; Whidbey Island Bank Reserve Account Balance was \$24,489.60; Bank of America [Savings account] was \$836.55; Bank of America [Activities Account] was \$1,706.77; Edward Jones Investment Reserve Account balance was \$199,439.00; and Petty Cash balance was \$268.03, for a total balance of \$266,792.05.

Cindyrae explained that the Association is currently under budget substantially, but the budget evens itself out as the year continues with scheduled maintenance projects and as we get into the pool season.

Park Inspection/Non-compliance: Cindyrae Mehler reported that INTEGRA and the Board members continue to complete park tours and to note any lot deviation that may be out of compliance with the Latitude 49 Rules and Regulations. INTEGRA and the Board request that if any owner notes a problem with a lot in the park, to please let us know so that we may speak with the owners and correct potential problems.

TREASURER REPORT

Ann Archer reports on Latitude 49's reserve accounts and explains how the Board does not foresee having to pull any money from the reserve accounts. We are staying on track with the projected Budget and the Board Members review the financials and the Budget Comparison reports every 30-days to stay on top of things.

COMMITTEE REPORTS

Architectural: Ken Gunderson reported that three (3) architecture request forms were received and approved. There are not very many requests due to the time of year and many of the owners not residing at Latitude 49 in the winter.

Activities: Ann Archer reported that activity MEETINGS ONLY have been cancelled until Saturday, May 15, 2012. The association scheduled Activities continue! Wednesday morning coffee and donuts and the every-other Friday night potlucks continue as usual.

Grounds and Maintenance: Jim Johnson reviewed the monthly maintenance reports provided to the Board and INTEGRA by the two maintenance personnel. In the monthly report, special projects and upcoming projects are outlined. * February maintenance report attached to minutes.

Correspondence:

1. Julie Hillman will be retiring as the Activities Committee Chairperson effective May 31, 2012. Julie has volunteered to continue to assist and help out with posters, but a new person will need to be appointed to the committee. If you are willing to volunteer, please contact INTEGRA or a Board Member.
2. Dave Swetalla, lot 96, submitted correspondence to INTEGRA on March 13, 2012. The Board reviewed and responded to Mr. Swetalla's communication.

Unfinished Business:

1. A motion was made by Lynn Button and seconded by Ann Archer to approve Synturf's bid for \$13,825 to replace the putting green. The motion carried. This is a capital expense item approved in the 2012 Budget.
2. A motion was made by Jim Johnson and seconded by Lynn Button to approve Walker's Carpet's proposal at \$6,805 to replace the carpet and linoleum in the Mail Building. The motion carried. Samples of carpeting and selection of vinyl floor coverings were placed on a side table for the Board and Owners to look at to gain input from everyone on selection. This is a capital expense item approved in the 2012 Budget.
3. Latitude 49's Reserve Study itemizes a \$5,000 expenditure for new pool furniture in 2012. The old furniture is being pulled out of storage and maintenance will pressure wash and salvage as much of the old furniture as possible.
4. Jim Johnson is continuing his search for appropriate, comfortable and functional new laundry room furniture.

5. A special item is planned to be placed on the Annual General Meeting Ballot Form to be included in the 2012 Annual General Meeting packet to all owners requesting permission to purchase some new commercial grade exercise equipment for the exercise room. This was not an item noted as a capital expense item for replacement under the 2012 Budget, so the Board will put this to an owner vote at the AGM for an owner decision to be reached.

New Business:

1. Spring cleaning dumpster is scheduled for delivery on May 1, 2012. The Board would like to remind everyone that no refrigerators, washers, or large items of that type are to be dumped in the garbage area.
2. Lot 101 recently had the sliding glass door broke out and a television set stole from the unit. The break-in occurred during the night and a report was filed with the Whatcom County Sheriff's Department. A precaution to all owners will be added in the Spring President's letter.
3. Clubhouse Reservation Form was submitted for a reservation from 12 p.m. - 12 a.m. The current Clubhouse Reservation Form does not stipulate time period blocks for rental of the Clubhouse. To avoid any conflict in rental scheduling, INTEGRA requested clarification on clubhouse rentals. [4 hour time slot for rentals/ 6 hour time slot for rentals/ full day rentals, etc.] The Board determined they have no issue with an owner requesting the clubhouse for an extended period of time for a Clubhouse Rental, or until midnight for a special occasion.

The next regular Board Meeting is scheduled for Monday, May 7, 2012 at 9:30 a.m to be held at the offices of INTEGRA Management as this will be a working Budget Meeting.

The Board Meeting was adjourned at 11:00 a.m.

The floor was opened to Owners for a QUESTION & ANSWER period that ended at 11:30 a.m.

Respectfully submitted,

Tiffany Holmes
INTEGRA Management