



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

DATE: October 2, 2012
PLACE: Latitude 49 Library
TIME: 9:00 AM

CALL TO ORDER

President Don Schleuse called the Board meeting to order at 9:20 AM at the Latitude 49 Library.

PRESENT

| | |
|--------------------------|--------------------------------|
| Don Schleuse – President | Ken Gunderson – Vice President |
| Lynn Button – Secretary | Cindyrae Mehler – INTEGRA |
| Jim Johnson – Director | |

Absent: Ann Archer - Treasurer

PAST MEETING MINUTES

A motion was made by Lynn Button and seconded by Jim Johnson to approve the August 14, 2012 meeting minutes. The motion carried.

INTEGRA REPORT/FINANCIALS

Cindyrae Mehler reported the Financials through 9-30-12: Whidbey Island Bank operating account balance was \$49,798.14; Whidbey Island Bank Reserve Account Balance was \$24,502.06; Bank of America [Savings account] was \$836.55; Bank of America [Activities Account] was \$2,246.47; Edward Jones Investment Reserve Account balance was \$200,317.12; and Petty Cash balance was \$165.34, for a total balance of \$277,866.28. Currently we are approximately \$18,000 under budget. The garbage and hauling line-item shows a YTD increase of 35% due to the well received green dumpster. The anticipated overage for this line item will be approximately \$5,000.

TREASURERS REPORT

Cindyrae Mehler referenced the September 30, 2012 Balance Sheet report which are reflected above

COMMITTEE REPORTS

Architectural

Ken Gunderson reported that 18 requests were received since the last report with 16 approvals, 1 needing more information, and 1 not approved.

Activities

Don Schleuse reported that he, Jim Johnson, and Ann Archer were at the recent Activities Committee meeting. A request was made to relocate the fire extinguisher along the west wall of the clubhouse. The maintenance workers will do this. Theresa Cady has graciously volunteered to oversee the activities over the winter. Don Schleuse advised that the members of the Activities Committee have requested the following: add more power circuits; purchase a stove griddle top; add counters in the main hall. Members of the Activities Committee were asked to provide, in detail, the nature of their request, the specific equipment, modification, etc. for purchase, bids/and or costs of such items in written form and to submit the request to the Board for consideration. The Board will review the budget expense and if approved the item will be placed in the reserves for future funding. Members were advised that the budget for 2013 has been approved and that major cost items such as these types of proposals must be considered in future budgeting discussions. Don Schleuse advised that he would make contact with the Activities Committee representatives and clarify any concerns or questions.

Grounds and Maintenance

Jim Johnson referred to the September 2012 Latitude 49 Maintenance Report. Jim Johnson highlighted the following maintenance items:

- Steam clean the trash compactor
- Remove 2 dead trees
- Trim one common area tree to the rear of lot 154
- Repair the NW door window of the mailroom building. Cindyrae Mehler will call Lynden Glass.
- Replaced a broken washer with the spare washer that was in the basement.

Jim Johnson advised that the maintenance workers will clean the meeting hall kitchen in the meeting hall. They did an excellent job last winter.

Jim Johnson advised that the sprinkler system has worn out and needs replacing. Coast Landscape Service, which is our current landscape vendor, submitted a proposal to replace and upgrade the sprinkler system. Lynn Button made a motion to upgrade and replace the existing sprinkler system and to accept the Coast Landscape Service bid of \$1,752.22. Ken Gunderson seconded the motion. The motion carried.

Jim Johnson advised that the green dumpster was full and that it has been picked-up.

UNFINISHED BUSINESS

Ken Gunderson advised that a bid from Huizenga Construction is forthcoming for the addition of a handicap accessible sidewalk near the parking space where the maintenance truck is parked.

Board members discussed the need to upgrade and accelerate installation of the security system in accordance with the 2013 budget. The security system will be upgraded concurrently with the completed Comcast installation. Lynn Button made a motion to accept the Security Solutions

System bid for a full park security camera system in accordance with the 2013 budgeted capital expense item. Jim Johnson seconded the motion. The motion carried.

Lynn Button advised that a grant request for pickleball nets has been made to the United States of America Pickleball Association (USAPA). Word should be received in approximately 2 weeks. The establishment of two dedicated pickleball courts is predicated on increased interest from members in the park and the resurfacing of the tennis court area. A photo of dedicated courts in another location was submitted for review. It is requested that portable nets be used along with painting of the court and USAPA line specifications. The courts should have a 3-4 ft. fence separating the two courts and a 3-4 ft. fence along the east court. This fence will prevent balls from going into either the pickleball court or tennis court. The two pickleball courts will face the same direction as the tennis court and occupy the NW corner.

CORRESPONDENCE

Don Schleuse briefly discussed the content of communications from the following owners:

- Lot 305: reviewed and filed
- Lot 96: asked and previously answered and filed
- Lot 154: approved and budgeted
- Lot 44: remedied and filed

NEW BUSINESS

The Rules and Regulations were reviewed and updated by the Board. Jim Johnson motioned to approve the Rules and Regulations as amended. Lynn Button seconded the motion. The motion carried.

NEXT BOARD MEETING

The next regular Board Meeting is an open meeting and is scheduled for November 16, 2012 at 10:00 a.m. at the Latitude 49 Clubhouse.

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

Respectfully submitted,

Lynn Button
Secretary