



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

DATE: Friday, July 27, 2012
PLACE: Latitude 49 Library
TIME: 11:00 AM

CALL TO ORDER

President Don Schleuse called the meeting to order at 11:00 AM at the Latitude 49 Library.

PRESENT

Don Schleuse – President
Lynn Button – Secretary
Jim Johnson – Director

Ken Gunderson – Vice President
Ann Archer - Treasurer
Cindyrae Mehler – INTEGRA

PAST MEETING MINUTES

A motion was made by Lynn Button and seconded by Jim Johnson to approve the May 7, 2012 meeting minutes. The motion carried.

INTEGRA REPORT/FINANCIALS

Cindyrae Mehler reported the Financials through 06-30-12: Whidbey Island Bank operating account balance was \$38,515.30; Whidbey Island Bank Reserve Account Balance was \$24,497.18; Bank of America [Savings account] was \$836.55; Bank of America [Activities Account] was \$1,683.63; Edward Jones Investment Reserve Account balance was \$199,295.05; and Petty Cash balance was \$165.34, for a total balance of \$264,993.05.

Overall, we are doing well and as of June 30 we are under budget \$14,522.

Treasurers Report

Ann Archer referenced the June 30, 2012 budget Balance Sheet for Association holdings. Short term CD's are due September 1 (\$15,000) and October 1 (\$10,000) and they will be reinvested.

Committee Reports:

Architectural

Ken Gunderson reported that 43 requests were received since the last report with 34 approvals, 8 needing more information, and 1 not approved.

Activites

Ann Archer reported that Irene Vergith and Theresa Cady are co-chairs for the Activities Committee through September. The annual yard sale is set for August 4 with a wine tasting for the evening. "Omelets in a bag" is scheduled for August 18. Ann Archer praised Jim Wilson and crew for hosting the July 4 park breakfast.

Grounds and Maintenance

Jim Johnson referred to the July 20, 2012 Latitude 49 Maintenance Report that mentioned the various projects that were completed along with Scheduled Projects that included: Weed eat back commons and pond areas; paint electrical boxes; mulch planters in back commons area; and waiting on cutting down a tree that is extending into the street. The tree will be cut down because the protruding branches scrape large trucks and RV units as they drive by.

Unfinished Business:

The exercise equipment was purchased and installed in the workout gym. The equipment is used frequently. Cindyrae Mehler will contact the vendor for a training session and maintenance schedule appointment.

The pool furniture purchase was delayed and the maintenance staff was able to clean and refurbish the existing furniture. New furniture will be purchased next year. 3 umbrellas and two tables with chairs and umbrellas were purchased and installed for the pool and patio area.

Correspondence

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

- Lot 15/305: discussed, reviewed, filed
- Lot 96: discussed and reviewed with written correspondence to follow
- Lot 91: discussed and reviewed with personal follow-up by President Schleuse

New Business:

Don Schleuse addressed the Comcast contract and reported that it is progressing and will be resolved shortly. Once all documents are signed, Comcast representatives will meet with Board members to discuss the physical installation timetable. After this meeting, Comcast will schedule a time for presentation of products to owners.

Don Schleuse discussed a proposal for consideration to step-up the installation of a video security system. The early installation of the system would coincide with the arrival of Comcast and ensure that there is not a breach of security. The Board will consider this option.

Don Schleuse discussed the possible need to upgrade the power circuits around the kitchen area. A problem results when several high wattage items are plugged in at the same time and the breaker

trips. Board members discussed the issue and requested additional information regarding power needs as well as a recommendation from a certified electrician as to the need for any additional circuits.

Lynn Button discussed the need to add 2 cabinets in the game room for Association owned athletic equipment that is currently under the shuffleboard table. Lynn Button made a motion to purchase 2 cabinets from Lowe's for \$700. Ann Archer seconded the motion and the motion carried.

Lynn Button proposed the installation of two pickleball courts at the tennis court area. The proposal consists of converting one tennis court to two pickleball courts. The tennis courts are in need of resurfacing and the cost of adding the two courts would be minimal. Lynn Button will submit a diagram for consideration as well as cost for portable pickleball nets. Cindyrae Mehler will recontact the company that provided a previous bid to have the tennis courts resurfaced in an effort to determine the current costs.

A proposal for consideration to remove the wall between the offices where Integra representatives serve members and the maintenance/copier room was discussed. This move would allow the Board and Architecture Committee to meet in a larger space. The maintenance staff and copier would be moved to the office space across the room and would be accessible to the Activities committee or any other committee for park business. Architectural Committee Records would be under a more secure setting with this proposed move. Board members discussed this possibility and need a sketch as well as additional information for consideration.

Cindyrae Mehler will contact a door expert regarding the inspection and recommendation for repair of the doors for the Park buildings.

The next regular Board Meeting is an open Board meeting and it is scheduled for Tuesday, August 14, 2012 at 9:00 am at the Latitude 49 Clubhouse.

The Board Meeting was adjourned at 12:04 p.m.

Respectfully submitted,

Lynn Button
Secretary