



LATITUDE 49 RESORT PARK

BOARD OF DIRECTORS - QUARTERLY OPEN MEETING MINUTES

DATE: Friday, March 15, 2013
PLACE: Clubhouse OPEN MEETING
TIME: 10:00 AM

CALL TO ORDER

Vice President Ken Gunderson called the meeting to order at 10:00 A.M.

PRESENT

Ken Gunderson – Vice President
Ann Archer - Treasurer

Jim Johnson - Board Member/maint. liaison

INTEGRA Management: Cindyrae Mehler and Tess Allison

Excused Absences - Don Schleuse (in Arizona) and Lynn Button (in California)

PAST MEETING MINUTES

Approval of 02-15-13 regular Board Meeting Minutes; and, Approval of 02-15-13 Executive Meeting Minutes. Motion to approve by Jim Johnson; 2nd by Ann Archer; and, PASSED.

Approval of 11-16-12 Executive Meeting Minutes. Motion to approve by Jim Johnson; 2nd by Ann Archer; and, PASSED.

INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through 02-28-13 reflecting the following: Whidbey Island Bank operating account balance was \$83,038.76; Whidbey Island Bank Reserve Account Balance was \$24,510.94; Bank of America [Savings account] was \$836.55; Bank of America [Activities Account] was \$1,807.18; Edward Jones Investment Reserve Account balance was \$200,759.80; and Petty Cash balance was \$165.34, for a total bank of \$311,118.57. We are currently running under budget as expected this time of year with the majority of the scheduled maintenance projects to come under way in April. Reminder to the owners that park tours for lawn maintenance and weed control are underway - if a unit is out of compliance, then, a reminder Note Postcard will be sent to the unit owner. Two units in the park have been sent to legal and foreclosure proceedings have been filed in Whatcom County Superior Court pertinent to: Unit #1 and Unit #45.

TREASURER'S REPORT

Ann Archer reports the reserves held with Edward Jones remain consistent and CD's are being reviewed as they mature. Nothing new to report.

COMMITTEE REPORTS

► **ARCHITECTURAL.** Ken Gunderson reports that six (6) request forms have been received since the last Board Meeting, and all requests were approved. The Architectural Request Form is available to download on the Latitude 49 Website and copies are also available to be picked up in the Mail Building.

► **ACTIVITIES.** Ann Archer reports that the past Activity Chair, Teresa Cady, resigned on February 6, 2013, and thanked her for her services to the community on events. Ann Archer has agreed to coordinate the Activities Committee until a new Chairperson volunteers for this position. Some of the future events scheduled at this time include: April 12 & April 26 Friday Night Potluck. [Starting in May, Potlucks will be held every Friday night.] May 18 is a Mother's Day Luncheon. May 24 is a Meet & Greet Your Neighbors soup & salad Dinner. The Activities Chairperson is looking for someone to host the Wednesday morning Coffee & Donuts and for the Friday Night Potlucks - please contact Ann Archer if you are interested!!

► **GROUNDS & MAINTENANCE.** Jim Johnson reports that maintenance has been quite busy with a number of projects in the commons buildings, and also gearing up for spring - cleaning up the planting beds for spring, working on the lawns, including filling in low spots and sink holes in them, etc. Jim Johnson reports that two handicap ramp accesses have been added; and, that we have installed a new automatic chlorinator for the pool which will self-adjust the chlorine and PH levels (keeping the cloudiness problem in the pool to a minimum) and this will also help with the lifetime use of the heat exchanger in the pool. Jim Johnson reports that we have received the new John Deere lawnmower which was purchased from Carl's Mowers. Everyone is pleased with it. The shuffleboard table is also receiving some special attention for minor repairs and upkeep.

Unfinished Business:

- 1. Pool Chlorinator:** Ken Gunderson reports that the new automatic chlorinator has been received and the new 110 electrical hookup is scheduled to be done shortly.
- 2. Surveillance System:** Security Solutions is working on the new surveillance system upgrade - this project will be completed once the new internet connection is finished. Additional trenching is required to complete full system integration. It is anticipated the new security system and cameras will be up and running very shortly.

Correspondence:

Lot #10 - Kent Walter Letter of 03-04-13. Letter to Board & Architectural Committee expressing displeasure of rejection of requested Lot Improvement Form. The Board states they are still waiting to receive a copy of the approval of modifications from the Department of Labor & Industries on approving the structural modifications to the Unit on Lot #10; and, from Whatcom County regarding the set back requirement. Posts are not allowed in the set back area. The Board continues to wait to receive written confirmation from L&I and from Whatcom County and, to date, has not been provided these copies. No approval will be forthcoming until both of these approvals are provided .

New Business:

- 1. Clubhouse Chairs:** Jim Johnson reports that he has been working on what the cost would be to refurbish about thirty (30) of the brown chairs in the clubhouse. So far the estimates he has been quoted run at \$30 per chair to refurbish. The cost to purchase new chairs runs between \$39 and \$49 - with a cost break if the chairs are ordered in 50-unit blocks. The Board is continuing to research costs prior to making a decision.
- 2. Board Meeting:** The next regular meeting of the Board is scheduled for: **Tuesday, April 23, 2013 at 9:00 am.**

There being no further business, the Board Meeting was adjourned at 10:35 a.m.

Respectfully submitted,

Cindyrae Mehler
Integra Management

A brief question and answer period was held following the Open Board Meeting for owners in attendance to ask questions of the Board and Management.