



**LATITUDE 49 RESORT PARK ASSOCIATION  
2013 ANNUAL GENERAL MEMBERSHIP MEETING MINUTES**

**DATE: Saturday, June 8, 2013**  
**PLACE: Latitude 49 Club House**  
**TIME: 10:00 AM**

**CALL TO ORDER**

President Don Schleuse called the meeting to order at 10:00 AM at the Latitude 49 Clubhouse. Registration began at 08:30 am where owners registered and received their vote ballots. The registration period ended at 10:00 am.

**INTRODUCTION OF BOARD MEMBERS AND GUESTS**

Don Schleuse – President	Ken Gunderson – Vice President
Lynn Button – Secretary	Ann Archer - Treasurer
Jim Johnson – Director	Tess Allison - INTEGRA
Cindyrae Mehler – INTEGRA	Tiffany Holmes – INTEGRA
Julie Osborne – INTEGRA	

President Schleuse called for a motion to approve the Annual General Membership (AGM) agenda for the 2013 meeting. Danny Bernard made the motion with a second from Leona Loof. The motion carried.

**PRESIDENT'S REPORT**

President Schleuse mentioned the following improvements to the park during the past year:

- A new roof was installed on the mail building.
- The security camera system was upgraded.
- A new zero turn radius lawn mower was purchased.
- A new auto pool chlorinator was installed.
- A new sprinkler controller system was installed.
- New vent hoods were installed in the kitchen.
- Comcast TV, internet, and phone services were authorized by agreement for the park.
- Telcom submitted a letter stating that they would no longer provide phone service in the park.
- Board members are working with Comcast and Gateway to allow owners to open the front gate from their lot. Currently some cell phones will open the gate. Owners at the meeting were advised to supply their cell phone number to Integra and the number will be placed in the gate system. Unfortunately not all cell phones will work with the current system. A software upgrade is scheduled for this summer. If this does not resolve the problem then a controller upgrade will be considered.
- 53 seating chairs were recovered thus avoiding a new purchase of chairs for the clubhouse.

- President Schleuse asked Board member Lynn Button to update members regarding the pickleball courts that will be installed on one of the existing tennis courts. Board member Button advised the owners that a \$250.00 grant was obtained from the United States of America Pickleball Association (USAPA) for the new courts.

President Schleuse applauded the efforts and hard work of the maintenance personnel, Mike and Howard, in keeping the park in good shape.

President Schleuse praised the efforts of the many volunteers who make the park and association enjoyable for all. It is these unselfish efforts that make the park a beautiful place.

Reminder: Feeding animals have created problems with the street light electronic eyes. Their ‘waste’ covers the sensor to the point that the lights do not function properly. Members were asked to avoid feeding the animals. The repair calls are very costly to the association.

Reminder: Decorator items have been reported missing from sheds. Owners were asked to be vigilant about letting people in the park gate. Security makes its rounds between 10:30 pm to 12:30 am each night. Additionally, the Sheriff’s Department, Fire Department, and EMS have access to the park.

President Schleuse stated that the following projects are scheduled for completion next year:

- Replace the linoleum floor in the laundry room.
- Replace the clubhouse roof.
- Replace the carpet in the exercise room.
- Replace the stair stepper in the exercise.

### **TREASURER’S REPORT**

Board Member Ann Archer reviewed the proposed 2014 budget and reported on the line items in the budget document. Each owner was previously provided a line item copy of the proposed budget in the AGM packet. No dues increase is proposed for 2014. This marks the fifth year where dues have not been increased. The reserve account is projected to be 88% funded. Ms. Tess Allison of Integra referred attendees to the last page of the budget that showed the estimates of the reserve study over the next five years. Ms. Allison stated that the funding will fluctuate due to the number of expensive items that will be repaired or replaced in the next 5 years.

Line items of note are: Increase in legal fees due to liens and legal advice. Increase in automobile expense; increase in office expenses are due to postage increase for Canada at \$1.10; increase in landscaping; decrease in pond maintenance; decrease in property management; garbage and hauling due to seasonal large dumpster; increase in telephone and internet services from Comcast; and payroll expenses for 7 day a week coverage.

As of April 30, 2012, Association assets total	\$336,309.97
Whidbey Island Operation Account	34,872.89
Petty Cash	165.34

Bank of America – Activities	1,811.93
Bank of America – Savings	836.55
Edward Jones	200,820.13
Whidbey Island Reserves	24,511.98

**UNFINISHED BUSINESS:**

There was no unfinished business to report.

**NEW BUSINESS:**

There was no new business to report.

**VOTE:**

President Schleuse stated that a secret ballot vote would be taken to approve the 2014 operating budget, approve the June 9, 2012 AGM Minutes, and to elect three members to the Board of Directors.

President Schleuse stated that Joene Wilson, Klaus Dittman, Larry DaShiell and Henry Hays were appointed as tellers during the vote count.

The meeting was recessed at 10:34 am for the counting of the ballots and reconvened at 11:46 am.

**VOTE TALLY and REPORT of the BALLOT COMMITTEE;**

160 ballots were submitted and 157 ballots were eligible for the count. The result of the vote area as follows:

- Approval of the June 9, 2012 AGM minutes – approved with 148 yes and 9 no
- Approval of the 2014 operating budget – approved with 142 yes and 15 no
- Ann Archer, Jim Johnson and Lynn Button were elected to the Board of Directors for 2 years

Member Larry Dashiell made a motion to destroy ballots for the 2013 ballots after 90 days. Member Henry Hays seconded the motion. The motion carried.

There being no further business at this time, the meeting was adjourned at 11:48 am.

Respectfully submitted,

*Lynn Button*  
Secretary