



LATITUDE 49 RESORT PARK

BOARD OF DIRECTORS – OPEN MEETING

DATE: Tuesday, November 18, 2014
PLACE: Latitude 49 - Clubhouse
TIME: 9:00 AM

CALL TO ORDER

President Don Schleuse called the meeting to order at 9:00 A.M.

PRESENT

Don Schleuse - President
Ken Gunderson – Vice President
Cindyrae Mehler - Integra
Tiffany Holmes - Integra

Ann Archer - Treasurer
Jim Johnson - Board Member

ABSENT: Lynn Button, Secretary

PAST MEETING MINUTES

Motion to approve September 5, 2014 regular Board Meeting Minutes by Ann Archer; 2nd by Jim Johnson; and, Motion carried.

INTEGRA REPORT/FINANCIALS

Cindyrae Mehler reported the financial standing through October 31, 2014, reflecting the following: Whidbey Island Bank operating account balance was \$22,881.09; Whidbey Island Bank Reserve Account Balance was \$24,527.31; Bank of America [Savings account] was \$836.55; Bank of America [Activities Account] was \$1,753.13; Edward Jones Investment Reserve Account balance was \$203,108.88; and Petty Cash balance was \$165.34, for a total bank of \$253,272.30. We are currently running under budget in our operating expenses, and we are over budget in our reserve item expenses specific to: log chinking (clean, stain & clearcoat) done this spring, a new spa chlorinator system due to system failure by the old one, a new commercial dishwasher due to failure of the old one, and PSE lighting upgrades.

Cindyrae Mehler stated that notices including reminder phone calls continue to be sent to unit owners re: continued lot maintenance throughout the fall and winter.

TREASURER'S REPORT

Ann Archer reports the Edward Jones CDs are coming due in the next few months and will be evaluated at that time.

Bank of America Accounts for Savings [\$836.55] and Activities [\$1,753.13] will be closed and moved into WECU, as Bank of America will begin charging \$14 per month for each account starting on 12-01-14. Ann Archer will move these funds to WECU, as she is the authorized signer on both of these accounts.

COMMITTEE REPORTS

▶ **ARCHITECTURAL.** Ken Gunderson reported that eleven request forms have been received since the last Board Meeting, and none were rejected with requests for resubmission, one needs additional information for approval, no requests for a continuance, and ten requests were approved.

▶ **ACTIVITIES.** Ann Archer reports that they have enough proceeds from morning coffee, potlucks and the Thanksgiving Dinner to allow the Activities Committee to donate \$500 to the Agape House and \$500 to the Lydia Place. New tablecloths are on order and should be here shortly. The Activities Calendar is posted to reflect upcoming Activities in the park.

▶ **GROUNDS & MAINTENANCE.** Jim Johnson reports that the new carpeting in the Activity building is completed. The Maintenance personnel have been working on shutting down the irrigation system, aerating and fertilizing the lawns, cleaning up the front fence, putting away pool furniture, and cleaning up the pond area. Jim Johnson is looking into the cost of replacing the old wood bordering around the playground to concrete curbing.

Unfinished Business:

1. The PSE lighting project for the street lights throughout the complex has been completed and we are already seeing a cost savings.
2. Activity Building carpet is installed and complete.
3. M&M Construction has removed a large portion of the cattails to allow the retention to hold more water, as we come into our rainy season.
4. The new dishwasher has been installed in the Clubhouse kitchen and is working properly. The Board will look into options for disposing of the old dishwasher.

Correspondence:

1. Echo Wireless has provided a brochure of the wireless internet services they provide to other Condominium Associations. The Board will review the brochure and call Echo Wireless with any questions before they make any decisions about letting another internet company install equipment in the complex.

New Business:

1. Christmas Decorations: INTEGRA has been directed to purchase a sleigh from Costco to be put up with the other Christmas Decorations this year. Jim Johnson will purchase some new Christmas lights, as some old strings have failed.

Next Board Meeting: The next meeting of the Board is scheduled for Tuesday, February 17th, 2015 for 9:00 a.m. to be held in the Board Conference room at Latitude. The next OPEN Board meeting is scheduled for Tuesday, March 24th at 10:00 a.m. in the Latitude 49 Clubhouse.

The Board will recess to Executive Session for discussion of personnel matters, owner request for Late Fee forgiveness, and pending legal matters.

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

Respectfully submitted,

Tiffany Holmes
Property Manager