

# Latitude 49 Resort Park

## OPEN Board Meeting Minutes

Monday, March 17, 2014

Board Members in Attendance: Ann Archer, Ken Gunderson, Jim Johnson & Don Schleuse by phone.  
Board Member absent: Lynn Button.

INTEGRA Management: Cindyrae Mehler and Tess Allison  
Owners present: 4

Ken Gunderson called the meeting to order at 10:05 am.

Approval of 02-11-2014 Regular & Executive Meeting Minutes: Jim Johnson motioned to approve the minutes as presented, Ann Archer seconded the motion. Motion unanimously approved.

### Integra Report:

Financial Report/Review of Dues & Assessments: Tess reviewed the 02/28/14 financials. Everything is in order. There is \$68,451.06 in Operating and \$226,932.36 in Reserves.

Park Inspection: Reminder moss removal notices have been sent out. It is too early in the season yet for lawn inspections. Lawns are too wet to mow.

### Treasurers Report:

Ann reported that the Edward Jones account was \$202,577.48 and \$176.61 in interest for the month of Feb. CD's are still short term and only earning minimal interest.

### Committee Reports:

Architectural: Ken reported that there had only been two submittals/approvals - this is the slow time of year for project work.

Activities: Ann provided a draft of the Activities 03-08-14 meeting minutes. See attached. The Activities Committee is still looking for a committee Chairperson.

Grounds & Maintenance: Jim reviewed routine maintenance items being addressed. In addition, the exterior logs have been treated and mowing has begun (where the water levels permit and the mower does not sink). Jim reports that the snow blower was used this year and it functioned perfectly. The Clubhouse furnace motor was replaced.

### Correspondence Received:

Employee - Michael Morrell submitted his Letter of Resignation, effective date of departure from services to Latitude 49 Resort Park will be April 5<sup>th</sup>. Mike is moving back to North Carolina to live closer to his family and his new grandson. Mike will be missed by all.

INTEGRA Management was requested to screen applicants for the open maintenance position. The Board of Directors will then schedule interviews to seek a replacement employee. The Board noted that particular attention will be given to those applicants with previous landscaping experience.

Unfinished Business:

PSE - Street Lighting/interior lighting REBATES: Ken reported that Don had been researching the PSE street lighting rebate. Jim Johnson and Ann Archer met with PSE to gain more information. It was determined that all of the lights would need to be retrofitted as the existing bulbs are being phased out. The Board is getting bids for the cost of this project from Lightning Electric (a preferred and approved vendor of PSE). Ken will sign the paperwork today to apply for the rebate to ensure the Association has access to the full rebate amount and does not lose out on this rebate option. This does not lock the Association in to having the work done and the project may be cancelled if the Board determines the project is not economically feasible. Estimated cost to the association at this time is **\$21,056.96** after the rebate. [Without the rebate the cost would be \$48,198.96, representing a savings of \$27,142.] Ann commented that the new energy efficient lighting could mean an monthly savings of \$689. In addition timers would be added to interior lights so that lights that are now being left on would turn off automatically.

Activity Building - Vinyl Flooring Replacement: Jim & Ken report this project is scheduled to begin on March 25<sup>th</sup>, providing the vinyl ordered has arrived in stock. Both Mike and Howard will begin working then to prepare the building for the professional movers. Movers will remove the big items including the washers and dryers on Wednesday. Jim asked INTEGRA to schedule an electrician to unhook the hardwired washer. It is anticipated the installation of the vinyl will begin on March 28<sup>th</sup>. It is estimated the building will be closed for two weeks for the project.

New Business:

Clubhouse Roof - To be completed this spring. This will be done after the vinyl is completed.

Jim mentioned that they are beginning to purchase and plant Spring flowers. He added that he plans to hang additional baskets this year.

The Reserve Study will be completed by Pacific Crest Reserves this year.

Next regular Board Meeting date: April 29, 2014 at 8:30 am.

Budget meeting date: May 12, 2014 at 11:00 am.

Adjournment: Ken adjourned the meeting at 10:45 am and asked if there were any Questions or Comments from the audience.

Membership Comments: Everyone had positive comments about the proposed PSE light changes. It is expected that the total expense will be recouped inside of five years.

Minutes Respectfully Submitted,

*Tess Allison*

INTEGRA Management