

Latitude 49 Resort Park

Board Meeting Minutes

April 29, 2014

Board Members in Attendance: Don Schleuse, Ann Archer, Ken Gunderson, & Jim Johnson .

Board Member absent: Lynn Button.

INTEGRA Management: Cindyrae Mehler and Tiffany Holmes

Don Schluese called the meeting to order at 8:40 am.

Approval of 03-17-14 Open Board Meeting Minutes: Ann Archer motioned to approve the minutes as presented, Ken Gunderson seconded the motion. Motion unanimously approved.

Integra Report:

Financial Report/Review of Dues & Assessments: Cindyrae reviewed the 03-31-14 financials. The budget is currently under budget due to regular maintenance items starting in spring/summer months. The reserve items of the budget are over budget at this time due to many reserve projects being completed in the first part of the year. Whidbey Island Operating Account has \$53,178.85, Petty Cash Account has \$165.34, Bank of America Activities Account has \$1,422.88, Bank of America Savings Account has \$836.55, Edward Jones Account has \$202,647.68, Whidbey Island Reserves Account has \$24,523.27 with a total of \$282,774.57 in the bank.

Don Schleuse adjourned the regular Board Meeting at 9:00 am to go to Executive Session to review Owner Delinquency Report. Regular Board meeting was resumed at 9:10 am.

Park Inspection: Many weed and mow postcards were sent out following a recent park inspection to remind Lot Owners to schedule lot landscape improvements.

Treasurers Report:

Ann reported that the Edward Jones CD's are rolled over as they mature for short term intervals.

Committee Reports:

Architectural: Ken reported that there have been 15 total Architectural Requests. 12 Requests have been approved, 1 needs to be resubmitted. 1 was approved for an extension and 1 was rejected. There are many Architectural Requests that are outdated, and the projects have not been completed. The Architectural Committee would like to remind all owners that if their Architectural Request is outdated, a letter needs to be submitted requesting an extension. If your request has changed, a new Architectural Request needs to be submitted.

Activities: Ann provided a draft of the Activities 04-05-14 meeting minutes. (See attached.) The Activities Committee will have a booth at the Annual General Meeting that will have a short survey on the garage sale and information regarding volunteering on the Committee.

Grounds & Maintenance: Jim reviewed routine maintenance items being addressed. The maintenance guys are starting to get really busy with mowing and summer projects that are starting as the weather gets nicer.

Correspondence Received:

A Thank You card was received from the Ferndale Kiwanis club to Latitude 49 with their appreciation in allowing them to use the clubhouse.

Unfinished Business:

PSE Rebate (exterior & interior lighting upgrade with rebate option) – Lightning Electric has submitted the approved bid to PSE to review the numbers on the bid. We are currently waiting for PSE to approve the bid prior to moving forward with the upgrade project.

Activity Building – Vinyl floor replacement has been completed by Walker’s Carpet One.

Clubhouse Roof – Joosten’s roofing has completed the roof replacement on the Clubhouse and the Guardshack.

Reserve Study – A final draft has been provided to the Board of Directors to review for any changes and approval.

Pickle Ball Court – The tennis and pickle ball courts cleaning and restriping project is scheduled for May and the date is contingent on weather conditions.

New Business:

Pool Opening – Friday, May 9, 2014 in time for the Mother’s Day weekend

BBQ Prep – Maintenance guys will start up the Clubhouse BBQ to be sure it is working properly for Friday night Activities Potlucks.

Northwest Fence – The fence that was damaged by a hit and run accident is on the schedule to be fixed. Northwest Fence is currently backed up, but they have this as a high priority and it is anticipated the work will be completed in May.

Bark Mulch – Maintenance employees are cleaning up the flower beds in preparation for bark mulch to be put down. Don Schleuse will contact a company in Ferndale to obtain a bid to have the bark mulch blown in to see if there is a cost savings for this project.

Cat Tail Removal – Turftenders has been retained to perform bi-annual retention pond maintenance including cat tail removal in July.

Sprinkler Startup – Turftenders has been retained to perform start up of the irrigation system for Spring 2014. They will also be requested to fix the old and corroded valves for the backflow system.

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

Adjournment: Don Schleuse adjourned the meeting at 10:10 am .

Minutes Respectfully Submitted,

Tiffany Holmes

INTEGRA Management