



**LATITUDE 49 RESORT PARK ASSOCIATION  
2014 ANNUAL GENERAL MEMBERSHIP MEETING MINUTES**

**DATE:** Saturday, June 14, 2014  
**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 8:30 am where owners registered and received their vote ballots. The registration period ended at 10:00 am. President Schleuse stated that a quorum was reached.

**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
Tawnee Hillmar – INTEGRA	

**PRESIDENT’S REPORT**

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

- The roof to the clubhouse was replaced.
- New vinyl flooring was installed in the laundry room building. The carpet in the pool room and gym will be replaced this fall.
- One tennis court was converted to two pickleball courts. Included was fencing and painting of the courts.
- New ducts for the clothes dryers were added to the laundry room.
- New fencing and an access gate replaced the existing fence and gate at the lot 9 emergency access area.
- The logs on the south side of the three buildings were coated and their maintenance has been added to the reserve study.
- An automatic chlorinator was installed for the swimming pool.
- President Schleuse applauded the efforts and hard work of the maintenance personnel, Mike and Howard, in keeping the park in good shape. Mike left us to return to North Carolina with his family. We have hired his replacement and his name is Brad. Welcome him when you have a chance.

President Schleuse stated the following projects would be completed next year:

- Refurbish the hot tub
- Install an automatic chlorinator for the hot tub

- A new commercial grade exercise stair stepper will be placed in the exercise room. This new exercise equipment will replace the home version stair stepper
- The roof for the laundry room will be replaced
- The cracks in the roads will be sealed
- The lights for the park buildings and streetlights will be converted with led lighting and fixtures. The project will save association members energy costs with the recoup of our investment culminating in 4-5 years. A cost to the Association was previously for \$22,000 plus and the new bid with updated led lighting will be \$19,800. The Puget Sound Energy rebate is approximately \$25,000. Once we have the final approval, we will proceed with the project.

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. Of particular mention were the Architecture Committee, Activities Committee, and web master Robin Button.

Ann Archer also wished to thank all of the volunteers and asked for owners to step forward and help with activities. A chair for the Activities Committee needs to be filled and if anyone is interested and can lend a helping hand, please contact Ann, any Board member, or Integra. Ann also mentioned the following activities for this year: A garage sale, including a crafts table to be in the clubhouse, the 1<sup>st</sup> week of August; Fathers Day Brunch June 21 with a White Elephant auction after the brunch; Game Day July 5 with Gilligan's Island dance for that evening.

Reminder: The speed limit in the park is 10 m.p.h.

Reminder: Please supervise children in the common areas.

Reminder: Please cleanup after dogs and control the barking of dogs for everyone's peace.

Reminder: Please wipe down exercise equipment after use with the supplied cleaning wipes

Reminder: Please place appropriate items in the green dumpster when it is on site. Recently we have had a washing machine and other inappropriate items placed in the dumpster. Appliances, electronics, and items that fall under the hazardous materials category are not allowed. Likewise, please pay heed to the items placed in the compactor. Repair bills are costly.

President Schleuse stated that the Reserve Study has been recently updated and that a new and local company completed the report. The new company revised the study and the cost estimates are more representative of local costs. President Schleuse also thanked Ken Gunderson who spent several hours on the report in order to obtain a better grasp of costs and inclusion of assets owned by the Association.

## **TREASURER'S REPORT**

Tess Allison of Integra reviewed the proposed 2015 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. A \$5 per month dues increase is proposed for 2015. Expensive items such as road repair/refurbishing, compactor overhaul and the need to keep the reserve fund at a minimum 80% funding level were reasons for increasing the dues. The reserve account is projected to be 80% funded for 2015 and 84% for year 2019.

Tess Allison reported that the budget this year should be approximately \$7,500 under what was approved.

As of April 30, 2014, Association assets total	\$359,940.22
Whidbey Island Operation Account	57,774.55
Petty Cash	165.34
Bank of America – Activities	1,402.94
Bank of America – Savings	836.55
Edward Jones	202,705.94
Whidbey Island Reserves	24,520.25

**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 2015 operating budget, approve the June 8, 2013 AGM Minutes, and to elect two members to the Board of Directors.

President Schleuse stated that Patty Schneider, Don Smith, and Larry DaShiell were appointed as tellers during the vote count.

The meeting was recessed at 10:44 am for the counting of the ballots and reconvened at 11:36 am.

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

119 ballots were submitted and 119 ballots were eligible for the count. The result of the vote is as follows:

- Approval of the June 8, 2013 AGM minutes – approved with 118 yes and 1 no
- Approval of the 2015 operating budget – approved with 106 yes and 13 no
- Don Schleuse and Ken Gunderson were elected to the Board of Directors for 2 years

Member Larry Dashiell made a motion to destroy ballots for the 2014 ballots after 90 days. Member Klaus Dittman seconded the motion. The motion carried.

There was no further business and the meeting was adjourned at 11:38 am.

Respectfully submitted,

*Lynn Button*  
Secretary