



## **LATITUDE 49 RESORT PARK**

### **BOARD OF DIRECTORS – BOARD MEETING**

**DATE:** Tuesday, November 10, 2015  
**PLACE:** Latitude 49 - Postal Building/ Board Room  
**TIME:** 9:30 AM

#### **CALL TO ORDER**

President Don Schleuse called the meeting to order at 9:35 A.M.

#### **PRESENT**

|   |                        |
|---|------------------------|
| Ken Gunderson – Vice President                | Gary Hall - Treasurer  |
| Henry Hays - Board Member/Maintenance Liaison |                        |
| Cindyrae Mehler – Integra                     | Tess Allison – Integra |

#### **ABSENT**

Lynn Button - Secretary [work conflict]

#### **PAST MEETING MINUTES**

Motion to approve September 8, 2015 Executive Board Meeting Minutes and September 11, 2015 Regular Meeting Minutes by Henry Hays; 2<sup>nd</sup> by Ken Gunderson; and, PASSED.

#### **INTEGRA REPORT/FINANCIALS**

Tess Allison reported the financial standing through October 31, 2015, reflecting the following: Peoples Bank operating account balance \$31,820.77, Heritage Bank operating account balance [laundry income] \$3,570.34, Reserve accounts of \$228,663.01, and WECU Activity account of \$1,935.42 for a total bank of \$265,989.54. We are currently running under budget in our budgeted expense items; but, we are over budget in our capital expense items – which is the direct result of the late August summer storm and required tree removal in the park.

Cindyrae Mehler stated park inspections by management and the Board have reflected very few lots out of compliance, and our winter snowbird owners have been winterizing and moving to warmer climates.

The Regular meeting was adjourned at 10:00 am to move to Executive Session for the purpose of discussing Unit Owner Delinquency's, non-compliance issue, and personnel matters. The Regular meeting was reconvened at 10:15 am.

#### **TREASURER'S REPORT**

Gary Hall advises that new signatory cards have been completed with Edward Jones (the reserve fund accounts), and he is working with the financial planner and monitoring the CD investments held by the association.

## **COMMITTEE REPORTS**

▶ **ARCHITECTURAL.** Henry Hays reports that 24 Architectural Requests have been reviewed; 21 were approved; and, 3 were referred back to the Lot Owners for resubmission for compliance.

▶ **ACTIVITIES.** Gary Hall reports there is \$1,935.42 in the WECU account and \$346.10 has been collected for the Family Christmas Fund. The recent Halloween Party was a great success with many costumes and a good time for all participants. Plans are to hold a Halloween Party again next year. Thanksgiving Dinner is scheduled for Saturday, November 14<sup>th</sup> – many tickets have been sold and a good turnout is expected. Attached are the 10-10-15 Activity Meeting Minutes.

▶ **GROUNDS & MAINTENANCE.** Ken Gunderson reports our maintenance personnel have been busy winterizing the commons property, leaf and needle cleanup, and assisting with shutdown and winterization of the sprinkler/irrigation system. Additionally, some maintenance items addressed include: Hot Tub renovation completed; compactor has been cleaned, painted and a new circuit control board installed; Huizenga Construction is scheduled to complete work on the sidewalks in the coming week to grind down areas that create tripping hazards; and, a new working photo cell has been placed on the exterior light pole near Lot 173.

## **UNFINISHED BUSINESS:**

1. Garbage Compactor: Work completed, and new circuit control board installed.
2. Hot Tub refinishing: Work completed.

## **CORRESPONDENCE:**

1. Lot 203/205 A.A. Herrera- Letter reviewed and filed. Not a Board matter for consideration, owner-to-owner dispute.
2. Lot 176/246 Barbara Schleuse - Letter reviewed and filed. Determination – Books in the park library are for the use and benefit of the membership. Said books should not be disposed of in bulk without prior approval first had and obtained from the Board.

## **NEW BUSINESS:**

1. Insurance review: The board is waiting to receive for review and consideration bids for Master Policy Insurance. It is anticipated the information will be provided to the Board within the next 30-days.

**\*\* SAVE THESE DATES \*\***

2. Open Board Meeting Date(s): The next Open Board Meeting is scheduled for Tuesday, January 19, 2016 at 10:00 am in the Clubhouse. The April Open Board Meeting is scheduled for Tuesday April 26, 2016 at 9:00 am in the Clubhouse.
3. The Candidate's Forum Date: Saturday, June 4, 2016 at 10:00 am.
4. The Owner's Annual General Meeting Date: Saturday, June 11, 2016 at 10:00 am. Registration will begin at 8:30 am.

**ADJOURNMENT**

There being no further business, the Board Meeting was adjourned at 11:20 a.m.

Respectfully submitted,

***Cindyrae Mehler***  
***Property Manager***