



LATITUDE 49 RESORT PARK

BOARD OF DIRECTORS – REGULAR BOARD MEETING

DATE: Tuesday, August 11, 2015
PLACE: Latitude 49 - Office
TIME: 9:00 AM

CALL TO ORDER

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

PRESENT

Don Schleuse – President
Gary Hall - Treasurer
Cindyrae Mehler – Integra

Ken Gunderson – Vice President
Henry Hays - Board Member
Tiffany Holmes – Integra

ABSENT

Lynn Button, Secretary

INTEGRA was requested to take the Minutes of the Meeting.

PAST MEETING MINUTES

Motion to approve March 24, 2015 Regular Board Meeting Minutes and Executive Board Meeting Minutes by Ken Gunderson; 2nd by Henry Hays; and, Motion carried.

INTEGRA REPORT/FINANCIALS

Cindyrae Mehler reported the financial standing through July 31, 2015, reflecting the following: Whidbey Island Bank operating account balance was \$1,377.52; Peoples Bank operating account balance was \$63,478.49; Reserve accounts of \$228,508.34, and WECU Activity account of \$2,085.62 for a total bank of \$295,449.97. We are currently running under budget by \$10,776.80.

Richard with Huizenga Enterprises was present at the meeting for discussion on road and sidewalk repairs.

Cindyrae Mehler reports notices have been sent out to all non-compliance lots and INTEGRA and the Board continues to work with unit owners to bring their lots into compliance.

TREASURER'S REPORT

Gary Hall reports Don Schleuse and Ken Gunderson need to go into Edward Jones to sign paperwork for the Reserve Account authorized signatories for all Reserve Funds.

COMMITTEE REPORTS

► **ARCHITECTURAL:** Henry Hays reports there have been 77 requests: 71 were approved, 4 were denied, 1 was requested to submit more information and 1 was cancelled by the owner.

► **ACTIVITIES:** Henry Hays reports the last Activities meeting was July 24, 2015; Meeting Minutes attached. The Activities committee would like an area where they can have their tablecloths hung to avoid additional pressing. Henry is working on installing doily hangers for this purpose in the basement. Activities committee is requesting two round tables, repair of some additional chairs and wonders if floor fans would help with ventilation for events.

Motion by Henry Hays to purchase two round tables not to exceed \$300; 2nd by Gary Hall ; and, Motioned carried. The Board will determine where to purchase the tables from. The Board is doing some research on whether to repair the existing chairs or to purchase new padded folding chairs from Costco. The Board did not approve floor fans at this time.

► **GROUNDS & MAINTENANCE:** Ken Gunderson reports progress is being made on fixing the irrigation system. An arborist has been brought in and trimmed multiple trees throughout the common areas that were beginning to overhang on lots. Huizenga Enterprises has gone through and sealed many of the cracks throughout the roadway and submitted an estimate for approval by the Board to patch the holes in the road around the storm drains. Walker Flooring has been contacted to repair the vinyl flooring in the Activities building that has been damaged. Honeycutt has been contacted to provide a bid to sandblast and paint the garbage compactor in the Fall. Sanitary Service has been contacted to see if they could deliver the garbage compactor to Honeycutt. Mt Baker Fireplace has been onsite and welded and fixed the ramp to the garbage compactor. Routine Fall maintenance of the pond is scheduled for thinning and cattail removal. Maintenance report attached.

UNFINISHED BUSINESS:

1. Hot Tub Refinish: To be completed in October.
2. Playground Curbing: Completed.
3. Pickle Ball Nets & Posts: Completed.
4. Towing Signs: Purchased and installed on front gate and in stub roads.

CORRESPONDENCE:

1. Lot #56: Rogene Hiatt requests two benches to be installed by the flag pole. Lynn Button is researching the price of concrete benches.
2. Sea Links: Phone call from SeaLinks complaining of Latitude owners throwing garbage and cigarette butts over the fence onto SeaLinks property. The property line was walked and some additional owner education was dispensed by Board. SeaLinks has been contacted and we believe we are now compliant.

3. Lot #280: Steve Rothenberg submitted an offer to assist with repainting of the pickle ball court with official pickle ball court paint – this will improve traction on the court for the players. Discussion. Motion by Ken Gunderson to accept lot #280’s offer to repaint one pickle ball court under the direct supervision of Board Member and pickle ball player, Lynn Button; 2nd by Gary Hall; and, Motion carried. Lynn Button previously approved the request via email.
4. Lot #5: Correspondence reviewed and discussed.

NEW BUSINESS:

1. Fall Dumpster: Will be brought in September 18th and remain until October 5th.
2. Winter Pool Closure: Pool is scheduled to close on September 30th.
3. Workout Room Equipment: Bid received for the purchase of free weights and a stair stepper. Motion by Ken Gunderson to purchase the free weights and rack not to exceed \$1,200; 2nd by Henry Hays and Motion carried. Lynn Button will work with INTEGRA on purchase of gym equipment.

The next OPEN Board Meeting is scheduled for Friday, September 11th, 2015 at 10:00 am in the Latitude 49 Clubhouse.

ADJOURNMENT

There being no further business, the Board Meeting was adjourned at 11:15 a.m. The Board moved into EXECUTIVE Session for the sole purpose of discussing the delinquency roll and fine waiver request.

Respectfully submitted,

Tiffany Holmes
Property Manager