



LATITUDE 49 RESORT PARK

BOARD OF DIRECTORS – OPEN BOARD MEETING

DATE: Friday, September 11, 2015
PLACE: Latitude 49 Clubhouse
TIME: 10:00 AM

CALL TO ORDER

President Don Schleuse called the open meeting to order at 10:00 A.M. The Board fielded questions from owners until 10:35 A.M. The Board meeting began at that time.

PRESENT

Don Schleuse – President
Gary Hall - Treasurer
Lynn Button, Secretary
Tess Allison – Integra

Ken Gunderson – Vice President
Henry Hays - Board Member
Cindyrae Mehler – Integra

PAST MEETING MINUTES

Motion to approve August 11, 2015 Regular Board Meeting Minutes by Ken Gunderson; 2nd Henry Hays; motion carried. Motion to approve August 11, 2015 Executive Board Meeting Minutes by Ken Gunderson; 2nd Gary Hall; motion carried. Motion to approve August 25, 2015 Executive Board Meeting Minutes by Henry Hays; 2nd by Lynn Button; motion carried. Motion to approve September 8, 2015 Executive Board Meeting Minutes by Henry Hays; 2nd by Ken Gunderson; motion carried.

INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through August 31, 2015: Whidbey Island Bank operating account balance was \$2,209.77; Peoples Bank operating account balance was \$53,042.73; Reserve accounts approximately \$270,000.00, and WECU Activity account of \$2,349.62 for a total bank of \$286,148.04. Outstanding dues owed are at a low of \$495.00. We are currently running under budget by \$6,518.87. The capitol budget will be over due to the \$5,000.00 deductible for the recent tree damage.

Cindyrae Mehler reported that notices have been sent to all non-compliance lot owners and INTEGRA and the Board continues to work with unit owners to bring their lots into compliance. A small number of fines have been imposed to owners who were out of compliance. She stated that the owners have been very receptive to the notices.

TREASURER'S REPORT

Gary Hall reports that the Activity account has \$2,349.00 and the Christmas fund has a balance of \$346.00

COMMITTEE REPORTS

▶ **ARCHITECTURAL:** Henry Hays reported that there were 21 architecture requests: 20 were approved, 1 was returned for more information.

▶ **ACTIVITIES:** Gary Hall reported that two round tables were purchased for the Clubhouse, 21 seat and back cushions for chairs were removed and sent for re-upholstery, and doweling for the hanging of Clubhouse tablecloths was installed in the spare room in the basement.

▶ **GROUNDS & MAINTENANCE:** Henry Hays reported that the downed trees from the recent storm have been removed. The garbage compactor is scheduled to be sand blasted and painted with industrial paint on September 21, 2015. The process will take approximately 4-5 days. The seasonal dumpster will be delivered September 18, 2015 and removed October 5, 2015. The detention pond has been cleared of 65-75% of the reeds. Vision Landscaping is continually working on the irrigation system and lines and valves have been located, sprinkler heads have been replaced and/or adjusted, and they are attempting to locate a leak near the pool area. The pool was recently closed due to some person defecating on the steps. This caused maintenance staff to sweep and vacuum the pool and apply very strong 'shock' chemicals to the water. The water must recycle through the system several times to ensure the water is not contaminated. The hot tub has been drained and cleaned 8 times in August due to mistreatment. Environmental Pest Control sprayed for ants. The pool is scheduled to close September 30, 2015.

UNFINISHED BUSINESS:

1. Hot Tub Refinish: Scheduled for October with Pyramid Pools.
2. Workout Room Equipment: Added free weight system with adjustable bench for strength training.
3. Pickle Ball Courts: Thank you to Steve Rutherford for resurfacing one of the pickleball courts. He added non-skid paint to the surface and did the work and paid for the materials.

CORRESPONDENCE:

No correspondence at this time.

NEW BUSINESS:

1. Compactor: The compactor will be sandblasted and repainted beginning September 21, 2015. The process will take approximately 4-5 days. Owners will be able to place their garbage in the seasonal dumpster and the contents must be bagged. Honeycutt and SSC will be doing the work.

The next Board Meeting is scheduled for Tuesday, November 10, 2015 at 9:00 am in the Latitude 49 Office.

ADJOURNMENT

The Board Meeting was adjourned at 11:10 a.m.

Respectfully submitted,

Lynn Button

Secretary

9-16-15