

**LATITUDE 49 RESORT PARK**  
**BOARD OF DIRECTORS MEETING MINUTES**

**DATE:** May 11, 2009  
**PLACE:** Latitude 49 - Office  
**TIME:** 9:30 AM

**PRESENT:**

President:	Denny Beaudin	Treasurer:	Ann Archer
Vice Pres:	Ina Danielson	Director:	Jim Johnson
Secretary:	Donald Schleuse	Director:	Charlie Jenkins

Integra Representative: Cindyrae Mehler, Property Manager

**Board Members not in attendance:**

Director: Larry DaShiell

Review of Minutes from the April 16, 2009, meeting of the Board of Directors. Motion by Don Schleuse, 2<sup>nd</sup> by Jim Johnson to approve the Minutes of April 16, 2009, motion carried.

**Integra Management Report & Treasurer's Report:**

The Board reviewed the *Aging Summary* reflecting payment records of owner's dues assessments. Collection of owners' monthly dues assessments for individual lots continues to be outstanding and our owner accounts are remaining solid.

The AGM information package will be mailed by May 21,2009.

An inspection of the park April 17, 2009 resulted in 36 infraction letters being sent out most of which were for mowing. It was also noted that lot numbers were missing from numerous lots and the owners will be contacted.

The auditor has been in the Integra office gathering information for the audit. The auditor will be contacted to get a status.

**Treasurer's Report**

No financials were available due to the timing of the board meeting. Financials are available after the 15<sup>th</sup> of the month.

The Association received notice that beginning in May, our recycle fees would be approximately \$6,000 per year. The Association has escaped paying these fees since the sale of Birch Bay Refuse to SSC. It appears that their records have now been corrected.

In order to keep the monthly dues at the \$80 rate, an adjustment was made to the amount being set aside for street repair in the annual budget.

## **Committee Reports**

### **Architectural**

Director Jim Johnson reported that improvement forms had been processed for lots 294, 222, 241. Two park models have recently been placed in the park.

### **Grounds & Maintenance**

An inspection of the restrooms uncovered several leaking fixtures and those have been repaired.

The Association recently received information concerning new federal government regulations requiring a new style of drain cover be installed in the pool. This new cover will prevent persons with long hair from being held captive under water. The hot tub will also require installation of a new style pump which is fitted with a vacuum break.

Motion by Jim Johnson and 2<sup>nd</sup> by Ina Danielson to purchase a gas powered hedge trimmer, cost NTE \$300+WST, motion carried.

Brian will not be returning this summer. The Association will place a wanted ad to hire summer help for three days a week.

### **Activities**

The Cinco de Mayo dinner was attended by 46 members. The next meeting of the Activities Committee will be on the 16<sup>th</sup> of May.

## **Old/ Unfinished Business**

Status of Dryer installation in the Laundry Room:

The dryer will be delivered this week. Either Lynden Sheetmetal or Smith Mechanical will be contacted to install the venting.

Jim Johnson is still researching a commercial washer. Information has been requested from one manufacturer on a washer that does not require a concrete support pedestal. Information has yet to be received.

Maintenance Building Paint/Stain project:  
Completed

Clubhouse audio system:  
One bid will be received this week.

Open Meeting With Hugh Lewis:

Information presented by Mr. Lewis was well received. Mr. Lewis will be contacted regarding the preparation of a Restated Declaration and Bylaws.

Common Area Internet:  
Tabled

Infrared Camera Installation:

The Board received a formal bid for the installation of infrared capability to our security cameras. An updated contract will be requested before considering the bid.

### Correspondence

1. David & Ella Swetalla - Lot 96.

### New Business

Board reviewed the opinion letter received from Hugh Lewis in relation to the terms of office stated in Section 8.2.3 of the Declaration. Based on the opinion of Mr. Lewis, there will be only two positions to be filled at the AGM and not the three as previously stated.

The meeting adjourned at 12:30pm with the next meeting scheduled for 9:30 on June 15, 2009.

Donald L. Schleuse  
Secretary