

LATITUDE 49 RESORT PARK, a Condominium Association

◆ Board Meeting – Monday, November 12, 2007

The Board of Directors met at their regularly scheduled meeting on Monday, November 12, 2007, at 9:00 a.m., with President, Denny Beaudin, presiding. In attendance were: John Courage, Vice President; Ann Archer, Treasurer; Ina Danielson, Director; and, Jim Johnson, Director. PMP representatives in attendance at the meeting were: CindyRae Mehler and Joe Hawks. Board Members out-of-town and not in attendance at the meeting were: Don Schleuse, Secretary; and, Charlie Jenkins, Director.

The Minutes from the last Board Meeting of 10-10-07 were approved as to content and form by the Board of Directors.

PMP Report.

- (a) A full financial report was not presented as information from the Activities Account was not received.
- (b) The Rent Roll report was reviewed and it was noted that collection of the past delinquent accounts was coming along with responses and payments from the owners. The association is continuing to deal with one (1) account that remains in serious arrears and if payment is not received within the required time period, a Lien will be filed by the association against this Lot.
- (c) Three members of the BOD's and a representative of PMP made a full on-site inspection and tour of the Latitude 49 complex this past week. Non-compliance letters were mailed to owners of Lots that required upgrading of the property sites. The next scheduled on-site inspection will be: Tuesday, 12-11-07.
- (d) Coupon Books for 2008 Dues Assessments will be mailed out to all Lot Owners the last week of November.

President's Report.

Denny Beaudin prepared a November 2007 President's Report to be included with the Coupon Book mailing to the full association membership. A copy of the full President's Report is attached to these Minutes.

Architectural Committee Report.

John Courage submitted a written report from the Architectural Committee for September & October 2007 (copy attached).

Activities Committee Report.

- (a) Ann Archer presented copies of the Activities Committee Meeting Minutes for the following months: 06-23-07, 07-14-07, 08-11-07, 09-01-07, 09-08-07 and 10-20-07.
(copies of the Minutes are attached).
- (b) Ann advises the Activities Committee plans to open a 2nd Savings Account at Bank of America to place the defibrillator money raised which is in the approximate amount of \$600.
- (c) Discussion was held regarding future bookings for Association related functions. Ann will relay to the Activities Committee the recommendation of the Board that the Rental Agreement be amended to include a paragraph addressing specific rental of the kitchen facilities area only for association members.

Budget/Finance Committee.

No Report at this time.

Grounds/Maintenance Committee.

Jim Johnson reports that he is working on the following projects at this time: Purchase and replacement of two (2) new exterior doors for the Administrative Office Building and the Activities Building; Repairs to lighting on the Latitude 49 signage near the exit; Completion of winterization for common buildings; Recommendation that we return the common buildings Gateway locking systems to the Winter Schedule (buildings are shut down from access at 10 p.m.); and, Recommendation that the association look into the purchase of snow blowing equipment/tools in preparation for another harsh winter.

Rules & Regulations.

Ina Danielson advises the committee has no new report at this time.

Correspondence.

1. Letter from owner Gordon Polinkus, dated 11-06-07.
Reviewed, discussion and filed.
2. Letter from Melody St. Pierre, dated 10-09-07.
Reviewed and filed.

Motion made by Ina Danielson directing CindyRae of PMP to consult with attorney Hugh Lewis requesting a brief written legal opinion letter addressing the Board of Director's authority to amend association Bylaws, in response to specific owner inquiry made by Gordon Polinkus. 2nd by John Courage. PASSED.

OLD BUSINESS.

Denny reports that Don Schleuse is working in conjunction with PMP to complete a basic guideline procedure outline regarding mail-in ballots.

NEW BUSINESS.

1. Nominating Committee. Denny reminds the Board that we need to keep this committee in mind and ensure information is supplied to them in a timely fashion.
2. Internet Connection for Gateway. PMP requests confirmation from the BOD's that progress is being made to secure an office internet connection for the Gate Keeper. Denny advises this is in process and, hopefully, will be fully completed before the end of the month.
3. Resale Certificates. John Courage raised some questions concerning Resale Certificate preparation and what specifically was included in the package document when ordered; and, who specifically prepared the resale documentation. CindyRae of PMP gave the BOD's a detailed response of the mandated documentation, the preparation format, and the timeline for completion of Resale Certificates.

The next Board Meeting is scheduled for Monday, 01-07-08 @ 9:00 a.m. (weather permitting!).

There being no further business, the meeting was adjourned at 11:15 a.m.

Respectfully submitted,

CindyRae Mehler
Property Management Professionals, Inc.