

LATITUDE 49 RESORT PARK, a Condominium Association

◆ Board Meeting – Monday, December 10, 2007

The Board of Directors met for a short, impromptu Board Meeting on Monday, December 10, 2007, at 10:00 a.m., with President, Denny Beaudin, presiding. The purpose of the meeting was to cover any maintenance issues needing attention and review of the Club House Rental Agreement. In attendance were: John Courage, Vice President; Ann Archer, Treasurer; Ina Danielson, Director; and, Jim Johnson, Director. PMP representative in attendance at the meeting was: CindyRae Mehler. 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 11-12-07 were approved as to content and form by the Board of Directors. The Minutes from the Executive Session of 11-12-07 were approved as to content and form by the Board of Directors.

◆ There were no new matters for discussion from PMP, Inc. The next scheduled full walk-around of the complex by PMP, Inc. with a Board Member is: Tuesday, 12-11-07

◆ No new correspondence has been received by PMP, Inc. for presentation to the Board.

◆ Building Maintenance: Jim Johnson reports that the main gate entrance was recently vandalized or hit by a vehicle. A report was filed with the Sheriff's Office. A temporary fix has been made to the gate and the necessary initial welding was performed. Following discussion, Jim Johnson was authorized by the Board to order the necessary parts for complete repair to the gate and Gateway Controls will be retained to complete full repairs. It is anticipated the cost for full repair will not exceed \$1,000.

◆ Review of Club House Rental Agreement: Following inquiry by numerous owners of the association over the past few months, the Board undertook review of the current Club House Rental Agreement and the fee schedule for owners desiring to rent the Club House for activities such as birthday parties and small informal gatherings. Board Member, Ina Danielson, took detailed notes from the BOD's discussion and will bring a draft version for final review by the BOD's at their next regularly scheduled meeting.

◆ The next Board Meeting will be held on Monday, January 28th, 2008 @ 9:30 a.m.

There being no further business for discussion, the meeting was adjourned at 12:30 p.m.

Respectfully submitted,

CindyRae Mehler
Property Management Professionals, Inc.