

LATITUDE 49 RESORT PARK ASSOCIATION

BOARD MEETING MINUTES:

DATE: February 9, 2007
TIME: 9:00 A.M.
PLACE: Administrative Offices

CALL TO ORDER:

President, Denny Beaudin called the meeting to order at 9:15 a.m.

MEMBERS PRESENT:

President:	Denny Beaudin	Vice President:	Jim Wilson
Treasurer:	Ann Archer	Director:	John Courage
Director:	Ina Danielson		

Also present: Tess Allison & Steve Newman

PAST MEETING MINUTES:

Jim Wilson made a motion to approve the January 15, Board meeting minutes. Ann Archer seconded the motion. Motion passed.

Jim Wilson made a motion to approve the January 17, Special Board meeting minutes. Ann Archer seconded the motion. Motion passed.

UNFINISHED BUSINESS:

1. Refund of unearned premiums from Totem Insurance.
Tess reported that Latitude 49 had three (3) policies with Totem. She stated that 1 (one) of the premiums has been refunded. They are waiting for the other two to arrive.
2. Fire alarm system monitoring:
Jim Wilson reported that he and Dave are working on the system.
3. Election process and Governing Documents:
The board discussed the concerns raised by the residents previously and during the planning process regarding several issues including the election

process. The consensus was that this ongoing problems needs to be addressed.

John Courage made a motion to form an Ad Hoc committee to review the governing documents over the next year for possible revisions. Jim Wilson seconded the motion. Motion passed.

Jim Wilson made a motion that Tess Allison prepare a resolution to be voted on at the annual meeting to allow for mail in ballots. Ann Archer seconded the motion. Motion passed.

Jim Wilson made a motion that Tess Allison prepare a resolution to be voted on at the annual meeting to allow for 6 ft fences in the park and also a resolution to allow 100 gallon propane tanks in all sections of the park. Ann Archer seconded the motion. Motion passed.

TREASURERS REPORT:

Ann gave the end of January financial report as follows:

Checking:	\$37,340.36
Bank of America (Old Account)	\$ 939.25
Investment Acct. (Edward Jones)	\$ 44,329.04
Prepaid	\$ 7,511.03
Reserve acct.	\$ 14,000.00

Jim Wilson made a motion to make the second payment to True Logs as agreed in the contract. John Courage seconded the motion. Motion passed.

PMP REPORT: Tess Allison reporting:

1. Progress on gate upgrade.
Data being transferred to the computer that operates the gate controls.
Work should be completed by end of February.
2. Violation letters.
Most violations have been corrected. Follow up on letters is in progress.
3. Ad Hoc Committee: Tess asked that she be given a listing of the members of the Ad Hoc committee that will be working on the governing documents of the Association.
4. Late payment of Association dues:
PMP was asked to send a letter to all residents reminding them of the penalty for not submitting dues according to the current rules and regs.

CORRESPONDENCE:

1. **Letter from Ian and Nancy Edgar.**

Ian and Nancy have requested a meeting with the board. An appointment will be arranged and they will be contacted.

2. **Letter from Judy Moller:**

A response was drafted and upon the approval of the board, it will be sent to her.

COMMITTEE REPORTS:

1. **Architectural Committee:** No report.
2. **Activities Committee:** Jim Wilson gave a lengthy report. (Attachment available in board meeting minute's manual or on the web site.)
3. **Budget and Finance:** Ann Archer reported the committee has met within the past month. The members were given a preliminary report of end of 2006 financial reports for their review. The committee Ann, Tess and the committee are working on the budget.
4. **Grounds and Maintenance:** Jim Wilson gave a lengthy report. (Attachment available in board meeting minute's manual or on the web site.)
5. **Rules and Regulations: Board** members are reviewing the revised rules and regulations. They will come prepared to make corrections or additions at next meeting.

NEW BUSINESS:

1. **PACKAGES IN MAIL ROOM:**

Board discussed the problems with packages being delivered into the mailroom. A letter will be sent to the residents explaining the problems that are not the responsibility of the Association or the Board.

Ina Danielson made a motion to adjourn the meeting. John Courage seconded the motion. Motion passed.

Board will meet March 12, 2007.

Meeting adjourned at 12:30 p.m.

Respectfully submitted,

Acting Secretary,
Ina Danielson