

## **Board Meeting, March 12, 2007**

Board met in Executive Session on March 12, 2007 at 9:00am, Denny Beaudin, President presiding. In attendance were Jim Wilson, Vice President, Don Schleuse, Secretary, Ann Archer, Treasurer, and Directors John Courage, Ina Danielson.

PMP was represented by Cindy Rae Mehler.

Motion by Wilson second by Courage to ratify the February 9, 2007 minutes as previously approved via phone, motion carried.

### ***Unfinished Business***

The unearned premiums have been received from our previous insurance carrier, Totem, and have been deposited.

Vice President Wilson presented a quote from Guardian for the cost of monitoring the fire alarm system. Cost of monitoring is dependent on length of the contract, \$43/mo for a two year and \$35/mo for a five year contract. Motion by Wilson, second by Archer to award a five year contract to Guardian at the cost of \$35/month, motion carried.

A phone tree will be established for notification of alarms will be established.

The ad hoc committee selected to review and move forward on updating the governing documents is: John Towner, Joene Olsen, Don Schleuse, and Charley Jenkins.

The ad hoc committee for violations has Jeanie Hartman and Don Pinkerton as members, others are pending.

The Treasurer reported that there is \$25182.96 in the checking account. The auditor, Stromberg & Stromberg has been in contact with PMP to set up a date for the audit.

Bank of America and Edward Jones have not been sending monthly statements to PMP but to the old accounting firm. The Treasurer has given them the correct address. The BofA account will be closed shortly and the funds transferred to the checking account.

### ***PMP Report***

The new computer for gate control has been purchased and the data transfer has been completed. The entering of phone numbers will have to be done manually from the phone list provided by Telcom. A training session will be held shortly.

Violation letters have been sent out and copies given to the Board.

Change of registered agent has been completed.

PMP ask for approval to pay bill submitted by Brite Lites for work done on the street lights. Motion by Archer, second by Schleuse to pay, motion carried.

It was suggested that a fee for checks returned Non Sufficient Funds be established. The Board agreed that checks received and deposited in the Association account and returned marked NSF will be assessed a \$40 NSF fee. The fee will be applied to the members account.

## ***Correspondence***

Letter from Perry DTD Feb 27, 2007 read and filed

PMP memo re Oldow phonecon on Feb 28, 2007. Vice President Wilson stated that he tried to contact the property owner but no one was home. He left a note on the door telling them to contact him but so far he hasn't been contacted.

Letter from Cox DTD Feb 15, 2007 read and filed.

Letter from Nicholson DTD Mar7, 2007 concerning placement of a trailer on lot #60. Motion by Courage, second by Archer, to uphold the decision of the Architectural Committee and not allow placement of the trailer, motion carried.

## ***New Business***

Startouch representative, Staci Scheffer along with Kent Walter and Norm Dall came before the Board for discussions regarding the wireless internet. Director Courage stated that the previous board had entered into an agreement with Telcom to supply cable, phone and internet services. He expressed concern as to why Startouch has appeared in the park. Mr. Dall explained that there was a merger between Startouch and Telcom on the wireless side of service. Startouch, as part of the merger, has agreed to honor the remaining contract that Telcom has with the park as to monthly rates and service. Ms. Scheffer stated that Startouch has assumed all liabilities as far as insurance and service. The equipment is being purchased on a contract basis from Telcom. It was pointed out that the old lead acid batteries in the basement of the Clubhouse have been replaced with new gel cells making for a cleaner and safer environment. Startouch will provide the Association with a copy of insurance listing Latitude 49 Resort Park Association as an additional insured. Mr. Dall stated that when contacting Statrouch for service, members of the Association should identify themselves as Latitude 49 residents to obtain the lower monthly rate as specified in the Telcom contract.

Discussions were held concerning registration of the Latitude 49 logo. Motion by Danielson, second by Wilson to complete formal registration, motion carried.

It is noted that Ian Edgar did not appear for his scheduled hearing with the Board at his appointed time.

## ***Committee Reports***

Architectural

A copy of a lot improvement request received via fax from William Barneycoat was received. The form was unreadable and Mr. Barneycoat will be contacted and be ask to provide a readable form.

#### Activities

Vice President Wilson reported that a commercial dishwasher has been purchased at a cost of \$3273 and will be installed after replacement of the kitchen floor. A bid for replacement of the floor in the amount of \$1715 was accepted by the Committee. Motion by Wilson, second by Archer, that the Association fund 50% of the cost of the floor, motion carried. Volunteers will remove the refers, dishwashers, and stoves in preparation for the new floor.

#### Budget & Finance

The Committee met on March 8 for general collection of info. The Committee would like to meet with representatives from PMP to see how financial info is handled. Arrangements will be made to do so.

#### Grounds & Maintenance

The Clubhouse kitchen will be shut down for installation of the new floor. All of the appliances will be moved out prior to installation and the new dishwasher will be installed. Some electrical wiring will have to be rerouted. A date for the refinishing of the Clubhouse floor hasn't been received from the contractor yet. It is expected to be in early April and the building will be secured for a week.

No written bids for hot tub repair have been received yet but one is expected shortly. It should be in the \$2900 range. It has been difficult to get anyone to come out and give a bid for repair.

Video monitoring of the garbage, pool and mail room will be investigated.

A real estate "For Sale" board has been placed outside the gate where plastic boxes supplied by a local title company are available for members to place flyers in.

#### Rules & Regulations

A final review of the R&R will be done on March 17<sup>th</sup>.

Next meeting will be on March 17, 10am for the Rules & Regulations final review and such business that might occur. A meeting is also scheduled for April 23 at 9am.

An informational meeting with the membership will be held on April 28<sup>th</sup>.

Motion to adjourn by Courage, second by Schleuse, motion carried.

Respectfully submitted,

Donald L. Schleuse  
Secretary