

**LATITUDE 49 BOARD MEETING MINUTES:**

**DATE:** June 27, 2007  
**TIME:** 11:00 A.M.  
**PLACE:** Administrative Offices:

**CALL TO ORDER:**

President, Denny Beaudin called the meeting to order:

**PRESENT:**

**President:** Denny Beaudin      **Vice President:** Jim Wilson  
**Treasurer:** Ann Archer  
**Member at large:** Charlie Jenkins  
**Member at Large:** John Courage  
**Member at Large:** Ina Danielson

**PMP Representative:** Tess Allison

**Absent:** Secretary, Don Schleuse

Ina Danielson agreed to take the minutes of the meeting in Don Schleuse's absence.

**PREVIOUS BOARD MEETING MINUTES:**

**May 26 , 2007, Board Meeting Minutes: Ann Archer made a motion to pass the minutes. Jim Wilson seconded the motion. Motion passed.**

**June 11, 2007 Board Meeting Minutes: Charlie Jenkins stated that the minutes needed to make a correction to reflect the amount of the lawn sprayer to read as \$420.00. Ann Archer made a motion to accept the minutes with the correction. Charley seconded the motion. Motion passed.**

**PMP REPORT:**

Tess Allison asked clarification to the issue of liens to be placed on owners property when they are in arrears with dues, and other assessments.

**Charlie Jenkins made a motion that if an owner is in arrears for 2 months with their assessments, a letter will be forwarded to the owner to bring the total assessments up to date within 30 days and if not brought to date a lien may be placed on the owners property. Jim Wilson seconded the motion. Motion passed.**

**TREASURERS REPORT:**

**Ann Archer made a motion to move the \$10,000 CD due to mature to a nine month CD at the rate of 5.05% for nine months. Jim Wilson seconded the motion. Motion passed.**

**COMMITTEE REPORTS:**

**Architectural Committee:** No report:

**Activities Committee:** No report:

**Budget Committee:** No report:

**Grounds and Maintenance:** Charlie Jenkins gave a report on all the work being done around the park. He also made several suggestions to the board about immediate and future repairs that needed to be addressed, specifically repair to sidewalks around the commons area and possible improvements that will need to be addressed in the near future. He also reported on yearly maintenance issues that are mandatory that will be done by July 20, 2007. Specifically a back flow test that is required by law. Charlie asked that the Association establish a credit with Lowes Hardware, so materials can be purchased as needed. **Jim Wilson made a motion to establish credit with Lowes Hardware. John Courage seconded the motion. Motion passed.** Charlie also suggested that people need to be reminded of the rules concerning the proper use of the compactor.

**RULES AND REGULATIONS:** Violations within the park were discussed, specifically unmowed lawns and other violations which needed to be addressed in a timely manner according to the current approved rules and regulations. PMP will send a letter to all violators reported to them within 7 days of notification by the board. The Rules and Regulations Committee will need to make some revisions to present to the board. Jim Wilson and Denny Beaudin will go throughout the park and check for new violations and violations that have not been addressed by the owners.

**CORRESPONDENCE:**

1. Letter regarding Defibrillator: **The Board voiced their unanimous opinion that they had not received adequate information in support of the Association purchasing a defibrillator or warrant addressing this issue any further.**
2. Letter from owner: Requesting a suspension of fine imposed on them for a rules and regulations violation. Board denied suspension of the fine.

**OLD / UNFINISHED BUSINESS:**

1. **VIDEO CAMERAS:** Board needs more information before making a decision. Will review quotes and address at the next meeting.
2. **MAIN GATE OPENER REMOTE CONTROL DEVICES:** The issue was tabled until adequate interest was generated to justify the expenditure of monies to purchase the additional equipment needed to implement the system.

**NEW BUSINESS:**

1. **CAN AND PULL TAB COLLECTION:** A letter was presented to the board explaining the myth that the collection of aluminum cans and pull tabs will not generate any monies for dialysis for kidney patients, therefore, it was decided that the Association must be made aware of the fallacy that the cans and pull tabs can be used for anything but recycling. A sad commentary for many people who faithfully collected these for what they believed to be a very good cause.
2. **PLANNING AND INFORMATIONAL MEETING:** It was discussed when a informational meeting and planning meeting should take place. A date will be decided at the next board meeting.
3. **GARAGE SALE:** Latitude 49 Garage sale will be Aug 4, 2007.
4. **GOVERNING DOCUMENTS: DECLARATIONS, BYLAWS:** John Courage made a motion that Denny Beaudin will contact Hugh Lewis, Attorney, regarding the 2003 draft documents and if he would still be willing to work with the Association. Ann Archer seconded the motion. Motion passed.

Next Board Meeting: July 30, 2007 at 9:00 a.m.

**Ina Danielson made a motion to adjourn the meeting. Charlie Jenkins seconded the motion. Motion passed.**

**Meeting adjourned at 2:30 p.m.**

Respectfully submitted,

**Ina Danielson, Reporting for Don Schleuse**