

## **LATITUDE 49 BOARD MEETING MINUTES**

Date: July 30, 2007  
Place: Latitude 49 Administrative Office  
Time: 9:00 a.m.

### **CALL TO ORDER:**

President, Denny Beaudin called the meeting to order at 9:00 a.m.

### **PRESENT:**

President: Denny Beaudin  
Vice President: Jim Wilson  
Treasurer: Ann Archer  
Board members at large:  
John Courage, Charlie Jenkins, Ina Danielson

Board members absent: Don Schleuse  
PMP Representatives: Cindy Rae Mehler. Cindy introduced the new PMP Associate, Joe.

### **PAST MEETING MINUTES:**

**Minutes of 2007 AGM meeting:** Minutes will be posted on website with the notation that they will be approved at 2008 AGM meeting.

**Minutes of June 23, 2007 Board meeting minutes:**  
Jim Wilson made a motion to approve the minutes as presented. Ann Archer seconded the motion. Motion passed.

**Minutes of June 27, 2007 Board meeting minutes:**  
Ann Archer made a motion to approve the minutes as presented. Jim Wilson seconded the motion. Motion passed.

All minutes including the May 22, 2007 minutes will be forwarded to the web site for posting.

### **PMP REPORT:**

Tess Allison will complete the financial reports for the current period when she returns from vacation. It was reported that we have very few dues delinquencies at this point.

## **TREASURERS REPORT:**

**3 Residents will be getting follow-up letters for delinquent dues. Financial report will be presented at next meeting.**

**Edward Jones money market account matures August 8, 2007. (\$7,000) These funds are allocated for 2007-2008 maintenance. Ann will get necessary information regarding what to do with the CD, best rates etc. It may require a resolution with instructions to the bank from the Board of Directors.**

## **CORRESPONDENCE:**

14 letters received and reviewed. Under the direction of the Board, PMP will respond either by phone or in writing to the authors of the correspondence received.

## **COMMITTEE REPORTS:**

### **ACTIVITIES:**

Jim Wilson gave a verbal report. (Written report attached.)

**ARCHITECTURAL:** John Courage gave a verbal report. 3 lot improvements were referred to the board for denial or approval. (A listing of approved lot improvements is attached to the minutes.)

- **Lot #10:** John Courage made a motion to deny the lot improvement request. Jim Wilson seconded the motion. Motion passed.
- **Lot # 11:** John Courage made a motion to deny the lot improvement request. Ann Archer seconded the motion. Motion passed.
- **Lot #160:** John Courage made a motion to deny the lot improvement request. Jim Wilson seconded the motion. Motion passed.

**RULES AND REGULATIONS:** Denny Beaudin and Jim Wilson walked around the park to identify rule violations. There were several suggestions for possible rules, which the committee should add to the current rules and regulations in the future.

**GROUNDS AND MAINTENANCE:** Charley Jenkins gave a verbal report. He reported that they had purchased insecticide to kill the pine beetles found in the logs. The cracks in the cement around the commons area are being repaired. Some of the cattails have been removed from the retention pond.

**BUDGET AND FINANCE:** No report.

**OLD /UNFINISHED BUSINESS:**

1. **VIDEO MONITORING:** The charge for the service needs to be changed to \$140.00 instead of \$200.00. Start up fee is \$600.00. Charlie Jenkins made a motion to proceed with a contract with Telcom to activate the video system for the compactor, mailroom, activities, and hot tub/pool area. Ann Archer seconded the motion. Motion passed.
2. **CD PURCHASE:** Ann Archer will check to determine if when CD'S mature, higher interest rates are available at other financial institutions.
3. **GOVERNING DOCUMENTS PROGRESS:** The group is meeting every Wednesday night at 7:00 p.m.
4. **TOUR OF GROUNDS:** Denny Beaudin and Jim Wilson made a tour of the park and noted rules violations on owners properties. The list was read. 21 violations were listed. Letters of violation will be sent to owners.
5. **PLANNING SESSION REPORT:** The planning/informational meeting will be held , September 8, 2007 at 9:00 a.m. in the Association Clubhouse.
6. **DUMPSTER FENCE SLAT INSTALLATION:** This will be put on maintenance schedule later this year.

**NEW BUSINESS:**

1. **NO TRESPASSING SIGNS:** Charlie Jenkins will purchase the signs.
2. **SPEED LIMIT SIGNS:** Charlie Jenkins will purchase the signs.

**NEXT MEETING: August 29, 2007**

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

**Meeting adjourned at 1:30 p.m.**

Respectfully submitted,

Ina Danielson, Recording Secretary in Don Schleuse absence.