

**LATITUDE 49 RESORT PARK
BOARD OF DIRECTORS MEETING MINUTES:**

DATE: June 10, 2008
PLACE: Latitude 49 Offices
TIME: 9:00 A.M.

CALL TO ORDER:

President Denny Beaudin called the meeting to order at 9am.

PRESENT:

Secretary:	Don Schleuse	Treasurer:	Ann Archer
Director:	Ina Danielson	Director:	Jim Johnson
Director:	John Courage	Director:	Charley Jenkins

Present: PMP, Inc. Representatives: Cindy Rae Mehler

PAST MEETING MINUTES:

Motion by Archer to accept the minutes of May 12, 2008 as printed and distributed, 2nd by Johnson, motion carried.

Motion by Archer to accept the minutes of May 21, 2008 as printed and distributed, 2nd by Schleuse, motion carried.

PMP REPORT:

A current rent roll will be available at the AGM. An inspection of the park will be done at the conclusion of today's meeting.

UNFINISHED BUSINESS:

PMP requested bids from two companies to perform the required reserve study. Only one company, Bach & Associates, responded. The bid was for \$1865 which is under the \$2500 originally estimated. Motion by Schleuse, 2nd by Archer to accept the bid by Bach & Associates and have them complete the study as per their proposal, motion carried.

NEW BUSINESS:

The recent vandalism in the pool room was discussed. A letter with appropriate fines and cleanup costs has been sent to the lot owner. Those responsible are restricted from use of the facilities for 60 days.

Use of the kitchen on Monday nights was discussed at the request of several owners. It was decided that the kitchen will not be made available for the Monday night board games as it is not available for any other weekly games.

An owner who has sold their property, wanted reimbursement for previously purchased gate keys. A discussion followed and it was decided that keys will not be bought back by the Association. Extra keys may be given or sold to a new owner through escrow.

The Association was notified that the employee's group health insurance premium will increase 15.85% with our September 2008 renewal.

Summer on site office hours was discussed. The decision was made to staff the office for an additional hour on Tuesdays. Hours of onsite operation will be 9AM until 1PM.

COMMUNICATIONS:

Two letters were received and filed. The authors requested answers via phone, PMP will contact.

The Board reviewed a letter from attorney Hugh Lewis addressing recent legislation concerning reserve study requirements.

Motion to adjourn by Schleuse, 2nd by Jenkins, motion carried. Next scheduled meeting will be June 30, 2008 at 9am.

Respectfully submitted,

Donald L. Schleuse, Secretary