

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

DATE: September 17, 2008
PLACE: Latitude 49 Offices
TIME: 10:30AM

PRESENT:

President:	Denny Beaudin	Treasurer:	Ann Archer
Vice Pres:	Ina Danielson	Secretary:	Donald Schleuse
Director:	Jim Johnson	Director:	Charlie Jenkins
Director:	Larry DaShiell		

Purpose of the meeting was to discuss the Landmark one page addendum to the contract previously held by PMP. In review of the addendum there appears to be some inaccuracies with what the Board was previously stated by the Landmark reps. The Board determined that to continue with the original PMP contract was not in the best interests of the Association and would not be considered.

Motion by DaShiell, 2nd by Johnson that the President contact Integra and request a presentation and a copy of their contract to review, motion carried. The President contacted Integra to request a presentation meeting. We were informed that Integra representatives were in Semiahmoo and would be available shortly...

The President stated that Son Rise was contacted and the stated fees would be in the area of \$16 to \$30 per lot for the services we require.

David Swanson approached the Board with the news that the hot tub heater was leaking and that Koala Pools said it was beyond economical repair. It was suggested to replace the unit. The cost of a new unit would be in the range of \$2700. Motion by DaShiell, 2nd by Jenkins to replace the heater at a cost NTE \$3,000.00, motion carried.

Integra representatives Cindyrae Mehler and Tess Allison made their presentation. The contract is of standard form and content. Of interest was the term of agreement offered which was adjusted to end on June 30, 2009 as opposed to the standard one year contract. The initial cost would remain the same as the old PMP and the new Landmark contract, \$8.00/month per lot through December 31st. Commencing January 1, 2009; the cost will be \$8.50/month per lot. The hourly rate for extra time spent will be at a reduced rate compared to Landmark. After a review and a question and answer period it was determined that the Integra contract would best serve the Association. Motion by DaShiell, 2nd by Johnson to sign the contract with Integra, motion carried.

Integra suggested that a letter be sent to Landmark requesting they release all documents to Integra as soon as possible. A list will be provided.

A question was asked concerning our management fees. It was noted that our September fees were charged by PMP on the 1st. PMP was promptly sold to Landmark thereby voiding our contract and the fees were not earned for the entire month of September. The Board felt that the unearned portion of the fees should be returned to the Association.

Since this could involve legal issues, the Board felt that communication with Landmark and Leslie Newman would best be served by communicating through our legal council, Philip Buri.

The Association Secretary was directed to contact the Association attorney and have the letters to Landmark and Leslie Newman prepared and sent.

The Board will proceed with obtaining professional services to assist in the hunt for a non resident on site manager. Items to be considered will be cost effectiveness, hours per week needed, job description for the employee. If a decision is made to hire a manager, the potential hire date should coincide with the termination of the management contract.

Donald L. Schleuse
Secretary