

Board of Directors Meeting Latitude 49 Resort Park Association

Date: July 22, 2006

Time: 10:00am

Location: Latitude 49 Clubhouse

President Denny Beaudin called the meeting to order at 10:00am. Officers present were President Denny Beaudin, Vice President Jim Wilson, Secretary Don Schleuse, Treasurer Ann Archer and Directors John Courage, Ina Danielson, and Charley Jenkins.

Staff present: Maureen Dwyer

Past Minutes

There was a motion by the Secretary to accept the May 22, 2006 minutes as read, 2nd by the Vice president, motion carried.

Unfinished Business

Business left from the May 22nd meeting will be covered during the Committee reports

Communications

The Secretary read a summation of 23 letters received by the Board written by various members of the Association. A listing of the correspondence may be found with the approved minutes posted in the administrative office.

President's Report

First of all I congratulate the new members of the Board on being elected. I thank the previous Board members, Tom Franklin, Ian Edgar, and Rod Jungquist for all the time and dedication they have provided the owners over the years. I also thank Chuck Bowen for his contribution over the past year. We also have a great group of Volunteers that participate in many activities and donate time and effort to assist make our resort a much better place to be a part of.

Since the AGM your Board has been very active in dealing with many items that needed to be attended to and you will find out what some of these items are as we proceed with the reports of the day. You can also find out more by reading the minutes that are available to you in a minute book in the office. Please refrain from removing these minutes from the book as it is not fair to the next person who comes in to read them and they are not available. You can request a copy of the minutes. We are looking at Communications as one of our priorities as we feel that it is important that we keep the members informed. We are looking at the development of a web site which was approved by the Board last year and we hope that will be of great assistance to provide information.

This is only some of our thoughts at this time in regards to Communications. We have had some suggestions from other owners that we are taking under consideration.

One of the other major concerns is establishing a better replacement reserve account.

A serious amount of work is currently taking place in order to prepare some priorities. It is hoped that we will be able to get some feedback from the members who can attend the planning session on July 27th.

This year we are making every attempt to have the budget meeting on October 5th• we would like to have it earlier but we will be pressed for time to meet the October 5th date. If for some reason we would be able to complete all our research re the budget and mail it out in time, we will reconsider the date. In the meantime the target date for the budget meeting is October 5th.

Items that have been attended to since the election of June 17th• 2006 -

- Agent changed to Don Schleuse- Secretary

- Bank signing officers

- Part Time maintenance employee hired-Brian Jasiiecki

- Investment agencies informed of new Board

- Other agencies informed of new Board

- Most of draft committee terms of reference are complete for committees to Review at their first meetings.

- Arrangements are being made to have Comcast make a presentation to the Board re some of our concerns re the easement.

- Tree trimming quotes are being received to address some of the issues to the trees damaging the fence and also infringing on homes in the sea link park as well as some of our owners buildings.

- Water heater requirements are being investigated as to repairs or needs. Additional information will be presented in the meeting.

- Other items that will be reported on by the Grounds and Maintenance committee are as follows-

- Lawn Mowing

- Pest control

- Catch Basins/Storm drains

- Hot tub refurbishing

- Playground

- Sprinkler system

- Ground and Maintenance sub-groups

- Painting of the guardhouse

- Puget sound energy study

- Log repairs

-Lot # 1-dead trees

- Planning session, July 27th - I was not impressed with the comments made by defacing the notice in the mailroom and some of the language used. It was certainly not very professional. However the meeting will continue as scheduled. From my observation the majority of the people who attend most of the meetings are retired and a lot of the people like the weekends free for enjoyment. We are hoping that this meeting will assist the Board in setting some of our priorities for the next few years. Please make every effort to attend. The sign up sheet is in the mailroom.

- The Maintenance employee performance evaluation was completed and will be dealt with at the next Board meeting.

- Insurance Policies are currently being reviewed as to our future needs

-All clothing items for sale has become the responsibility of the activities

-Legal interpretation re- the voting on the amendments at the AGM was obtained from our attorney and all is in order

-Defibrillator - The Activity committee are willing to assist in raising funds for this need but not be responsible for any policies or procedures as to its use. The activities made a recommendation to refer this item to a committee. The Board agreed and will refer this item to a committee to investigate.

As you can see the Board has been quite busy with getting organized and addressing items that need attention. We will continue to work at this pace until we comfortable that we are getting things in order.

I want to thank all the members who voted for me and also those who didn't, as it is my intention along with the rest of the Board to try and do what is best for the park as a whole. We as a Board are not always going to make decisions that everyone wants but we will make decisions that we feel are good business decisions based on the research that we do. Some of you have to be patient in relation to what your expectations are. At least give us some reasonable time to operate before you make judgment. Remember we have only been in office for one month and some of us have to become familiar with the process.

Treasurer's Report

Account status as June 30, 2006 as reported by Treasurer Ann Archer.

End of June:	\$45272.35
Petty cash:	\$ 100.00
Prepaid dues:	\$16943.04
Accounts receivable:	\$ 2575.64
Land& Equipment:	\$62045.20
Edward Jones:	\$43989.88
Co-Op:	\$ 442.88

The Treasurer reported that our insurance on the Association buildings has been increased from \$545K to a more realistic \$1.215M for the main building and \$350K for each side building.

Motion to accept the report by Courage, 2nd by Schleuse, motion carried.

Manager's Report

Letter dated June 13, 2006 from Totem insurance has advised us that our current policy, with underwriters Liberty Northwest No. BOP 119890, effective September 01,2006 can no longer continue to provide insurance on our log buildings. The cost to repair small losses is often increased dramatically due to the complex nature of replacing a single log. They are working on an alternative and will have it in place by renewal. I have explained the procedure of replacing a partial section of the log rather than the entire log and given them True logs Telephone number for contact info. The original bid for the increase from Totem insurance on the cost per square footage and replacement values, the increase for the \$225.00 per sq.ft is \$1968. This will still include the 1.08 % increase each year. Last appraisal May 2002 @ \$89.00 per sq. ft. with 1.08 % increase each yr.

I have contacted several fire sprinkler systems for cost of installation, which our insurance would roughly be \$2000.00 cheaper with a sprinkler system. The cost for the log buildings would be \$3.00 a sq. ft. cost would be \$41,400.00. There would also be a cost of changing over from a 1" water supply to a 4" water supply and the cost would be staggering. It would take us 30 years to reap any benefits from our savings.

Jim from True Logs is giving us a bid for some of the repairs that need to be done on our logs.

Brite Solutions has done the proposal for Puget Sound Energy for replacement of electronic ballast for the lighting in all the buildings. The Board had given the OK for a proposal from Puget Sound Energy and I have given the copies of the proposal to all of you Board member's. The proposal has gone to Puget Sound Energy to see if we would qualify and they would be paying half the cost of the installation through their Energy Conservation program. This would result in a reduction of KWH for each building. Once approved by Puget Power, it would be a 58.8% savings on our electric bills. The payback with maintenance would be 1.2 years for the Activities building, 2.0 for the Clubhouse and basement including the pool building and 4.6 years for the Administration building. Our total cost would be \$9,681.26. We could do one building in November and one in December on this year's budget; this could come out of the special projects account. The other two buildings in January and February.

The front right side entrance gate was damaged by someone's vehicle. Carlson steel works was out and they said they could order a new steel post. Chuck Bowen & Florian Cristea fixed the gate Two days later someone else ran into the gate a second time and left taillight parts and a piece of color from the vehicle. I contacted the Sheriffs office to file a report and turn over the evidence.

I had Lil' scoop move our shed of the property of #163 as it was over the property line. I feel we should look into getting bids for putting in a gate at the back to access to the shed and at the front so that the truck could be parked in there at night. There are complaints from parcel owners about the truck being parked in view of their parcels no matter where we park it.

On Monday my day off I met with valleyview landscaping regarding the sprinkler system and repairs to the sprinkler heads. We have several broken pipes along the perimeter lots. I had the water supply to the ivy in the front shut down until repaired. The damaged heads two years ago were from the riding mowers and we had them all replaced.

Motion to accept the report by Jenkins, 2nd by Wilson, motion carried.

Introduction of Committees

Director introduced the members of the Architectural Committee, which consists of:

Bobbie Anderson

Max Archer

Ken Gunderson

Bob Kale

Leslie Kryger

Bob Taylor

Director Courage stated that Leslie would be leaving for the winter months and Bobbie would be available for the winter months. The Committee referred five lot improvement forms to the board for consideration with action as follows:

Lot #47, Cook residence requested a variance to construct a nine foot awning. Director Courage made motion to grant waiver, 2nd by Wilson, motion carried.

Lot #286, Spink residence requested waiver to construct a deck which tapers from a 7 foot starting point to a 10 foot at the finish. Director Courage made motion to grant waiver, 2nd by Wilson. Ann Archer stated that more information should be obtained before a decision is made. Vote called for, motion carried with Archer voting no.

Lot#169, Harding residence requested placement of a 918-sqft manufactured home on the lot. At the time of purchase 1180 was allowed and was recently informed that the allowance was 890. The Secretary questioned the 890 limitation. The Manager stated that an amendment to the Declaration changed the footage to 890. Director Jenkins contends the Declaration still says 1180. Motion by Jenkins to grant waiver, 2nd by Wilson, motion

carried.

Lot#40, Orrino residence, requested construction of 10x9 cover over the porch area. Motion by Courage to grant waiver, 2nd by Archer, motion carried.

Lot#45, Nicholson residence, requests to bring in a used park model in like new condition. Director Courage moved to table the decision pending inspection, 2nd by Jenkins, motion carried.

Vice President Wilson introduced members of the Activity Committee.

Theresa Cady, President

Sam Grimason, Vice President

Isobella Matthews, Secretary

Joene Wilson, Treasurer.

Ms Cady informed everyone that all owners in the park are considered a member of the committee and invited all to attend the planning meetings.

Activity Committee Report

Ms Cady gave the following report.

It has been a busy June, July for activities here in Latitude 49

June 24th was Father's day brunch was held fro the gentlemen of Latitude 49. This was put on by a group of ladies who volunteered and cooked eggs Benedict or corned beef hash with all the trimmings. Entertainment was also provided.

July 1st was patriotic days. Hot dogs and all the trimmings were served at noon and that evening Hamburgers were served along with potato salad and baked beans. A patriotic cake was also served. During the day bocce ball, Mexican horseshoes, putting contests were held along with pool games for the children. After dinner, our own Latitude 49 DJ, Doug Afflack played music for our dancing and listening pleasure. Thanks to the volunteers who made this a special day.

Discovery Days was a big success for Latitude 49. A large group of volunteers decorated and manned our entries in the parade. We won first place with our entries.

We continue to have ongoing activities and some of these are:

Breakfast on the weekend put on by Chuck and Marion Bowen along with their group of volunteers.

Monday, Wednesday, and Friday at 9:00am is water aerobics, we have our

own instructor, Patti Schneider.

Monday at 1:00pm is a session for all types of crafts.

Wednesday at 9:30am is coffee and donuts.

Wednesday at 7:00pm is Pokeno with Charley. Thursday at 7:pm is poker of cards in the clubhouse. Pickle ball is every morning at 9:00am. Ice cream social is every Sunday at 1:00pm hosted by John and Joy Barrett. Friday evening is our BBQ potluck. After the BBQ, Charley hosts card bingo. Check out the activity boards for line dancing instruction by Jeannette Afflack.

Future activities to remember:

July 26th girl's day out. A trip to White Rock leaving here at 10:am

July 27th golf tournament and dinner.

August 5th giant garage sale for everyone in the park. Gates open to the public at 10:am.

August 12th chili poker run

\$1.00 a car+ a can of chili and a wrapped white elephant for the auction

September 2nd Luau

Thanks to Jim Johnson, Don Wilcox, and Chuck Bowen for the new activity sign board outside the clubhouse.

Thanks to Joene Wilson for the hanging plants on the main drive and thanks to the folks that keep them watered.

Motion by Jenkins to accept report, 2nd by Archer, motion carried.

Finance & Budget Committee

The Treasurer introduced the committee consisting of:

Klaus Dittmann

Trevor Edwards

Shirley Foster

Gary Hall

Erwin Paetkau

Kitty Wiley

The Committee will be working on the budget and should have it ready to submit to the Board in September. The final budget will be ready for the October 5th vote.

Grounds & Maintenance Committee

Director Jenkins has split the G&R Committee into two groups, one responsible for the grounds and another for the maintenance.

The Grounds subcommittee comprised of:

Dottie Barnicoat

Marcia Slaton

Sue Wikersham

Charlie announced that Dianne Taylor had submitted her resignation from the committee and that a new secretary was needed. He asked Dottie Barnicoat to take over and she agreed to do so.

Charlie advised that there is \$200 available in the budget for plants, etc to enhance the appearance of the common areas. He also advised us that the maintenance staff would accomplish the spraying and trimming of shrubs and trees and removal of the day lilies. The work parties proposed at the last meeting would do bed clean up and planting only.

Discussion ensued regarding setting priorities and selection of dates for work party and sign up sheets for volunteers. It was decided that a sign up sheet would be placed immediately in the mailroom for a Planning & Work Party to take place on Tuesday, July 25 at IOAM in the main party room. Dottie was asked to prepare a board with pictures indicating the priority of areas to be worked upon.

The first order of priority is the beds by the Latitude 49 signs at the entrance and the planters in front and back of the guard shack.

Charlie advised us that the Grounds Maintenance group plan to paint the guard shack very soon. It was suggested by the Grounds Beautification Committee that the color selection should match the front signs: Light Grey with maroon trim.

The second order or priority is the bed in front of the flags.

There are some Mugu Pines and heathers being offered by an owner, which can be utilized in areas where day lilies will be removed, therefore the day lilies need to be removed promptly so the donated plants can be planted immediately after removal from the host property

It was also discussed that we should be looking for a year-round resident to join our committee and we decided to visit with Hazel Sibillia, Lot 189 to see if she had an interest.

The meeting was adjourned and after that we visited Hazel who did express interest but only next year after she completed her current responsibility. We then walked over to look at the plants offered to us, which appear to be useable.

The Maintenance subcommittee members:

Norm Dall

Rod MacDonald

Rich Wickersham

Don Wilcox

Nominations for the position of recording, secretary were held; Norm Dall was selected, and accepted the position

Nominations for the chairman of the committee were held, Don \Wilcox was selected and accepted the position

Charlie Jenkins introduced the terms of reference to the committee, the group moved, seconded and voted to approve the terms as submitted.

Copies of last years budget recommendations from the architectural and the grounds and maintenance committees to the board were distributed, for information and discussion.

Charlie distributed copies of a site review, which he had conducted regarding road conditions and potholes.

After discussions regarding the merits of undertaking long term versus temporary repairs at this time it was decided that Don and Rod would review the list and take measurements to determine the extent of the erosion and advise the committee

The overgrown trees on the common area tract at the rear of the park were discussed, Charlie advised that 3 trees needed to be removed, and 4 or 5 trees require trimming Charlie is obtaining quotes.

Charlie and Smith Mechanical have reviewed the water heater replacement project. A no cost solution was given and is now being tested.

Our present sprinkler contractor reviewed the irrigation sprinklers, and repairs are underway, the committee also recommended that our maintenance staff undertake this function in the future.

A board authored list items for discussion at the upcoming owner planning session was distributed, reviewed, and added to by the committee, Charlie will deliver our comments to the board.

Next meeting of the committee is scheduled for August/2006 at 200 pm in the library.

The meeting was adjourned.

Motion by Wilson to accept report, 2nd by Jenkins, motion carried.

Culture Club

No report or names of committeepersons submitted.

Rules & Regulations

The R&R Committee members:

John Duncan

Jeannie Hartman

Richard Reeve

Joene Wilson

The R&R Committee will reconfirm the Rules & Regulations that were approved by the 2005 Board. There are changes that need to be made since some amendments to the Declaration did not pass at the AGM, specifically those that would allow the 6foot fence and the 100-gallon propane tanks.

New Business

Director Jenkins said there are some dead trees on lot#1 that need to be removed. After consulting the plot maps, it was determined that one tree belongs to the Association and the other is on private property. The owner has agreed to remove the tree on his lot and the Association will remove the dead one from the commons area.

President Beaudin said the Board meeting scheduled for August 19th might have to be changed to another date.

Motion to adjourn by Courage, 2nd by Danielson, motion carried. The meeting was adjourned at 11:09am

Respectfully submitted,

Donald L Schleuse

Secretary

A 30-minute question and answer period was held after the regular meeting.

Communications Received

April 22,2006 – July 21, 2006

22 April

Larry Owens requesting tree removal

13 June

Lloyd Perry requesting documents

16 June

Lloyd Perry Democratic election

20 June

Judy Moller Q\questioning the ballot and election procedure

21 July

Kathy Mortenson rough seating ion the hot tub

22 June

Nancy Edgar suggesting settlement

23 June

Dolores Purnell claiming board incompetance

26 June

Dolores Purnell,Jack Wilson, Lloyd Perry questioning the board's decision

28 June

Dolores Purnell asking for response to letter

3 July

Telcom informing the board of upgrades to wifi system

7 July

Joe Slevin,Lloyd Perry, Jack Wilson questioning the boards intreperatation

8 July

Lloyd Perry requesting to review documents

11 July

Dolores Purnell questioning the board's interpretation

12 July

Judy Moller offering to host on line library

12 July

Dolores Purnell unsigned petition

14 July

Dolores Purnell note to manager requesting information

15 July

Dolores Purnellrequesting hearing with the board

19 July

Dolores Purnell requesting copies of attorney's notes

21 July

Dolores Purnell providing list of documents requested

21 Jult

Doug & Jeanenette Afflack protesting fence materials being used on lot #177

