

Board Meeting, August 7, 2006

Board met in Executive Session on August 7, 2006 at 9:00am, Denny Beaudin, President presiding. In attendance were Jim Wilson, Vice President, Don Schleuse, Secretary, Ann Archer, Treasurer, Directors John Courage, Ina Danielson, and Charley Jenkins.

Steve Newman from Property Management Professionals was also present.

Minutes of the July 31st Board meeting had previously been passed to the Board for reading and corrections. Being none, a motion by Courage, 2nd by Wilson to approve, motion carried.

There still hasn't been any communications with Comcast.

Several violations have been noted throughout the park. Most have to do with overgrown shrubs, too many licensed vehicles on a lot, care and upkeep of the individual units, and more than one recreational vehicle plugged into the power pedestal. Two Board members will inspect the park to insure the violations still exist before the list is given to PMP who will notify the lot owners.

Vice President Wilson asks that the letter being prepared for Purnell be put on hold as other avenues are being investigated.

A question of who told the owner of lot 163 that slats would be installed in the North side of the compactor fence was brought up. Schleuse had contacted Northwest Fence and searched the Internet for prices of the slats. It would cost approximately \$300 to install them on 40 foot of fence. Motion by Jenkins, 2nd by Archer to contact the owner and determine where the promise came from, either from the sales office, park manager or other, motion carried. The issue was tabled pending further information received.

The petition for a special meeting called by the members was discussed. The petition was submitted with xerox signatures, not originals. A letter will be sent to the originator asking for the original signatures so the validity of the petition may be assessed.

The Webmaster is working on the navigation and graphical interfaces, also the logo. There are logos with different colors floating about. The logo with the two blues, the same as those outside the front gate will be used. The website address is www.latitude49resortpark.com

Vice President stated that he would schedule a meeting with Doug Affleck and Gordon Polinkus to discuss the ongoing defibrillator project. There was some discussions as to do we need one at all. It seems that no one is really interested in supporting the project and maybe it should be dropped. Gordon has been working on this for over two years with little support. Wilson will check with the local fire station and find out the availability of EMT services. (Note: Defibrillator and defibulator are one and the same, with defibrillator being the preferred spelling by some readers of these minutes.)

The Treasurer will look into keeping the current accountant for the time being to handle the payroll. If a turnover occurs, it should happen at the end of the present quarter or at the beginning of the new year. Archer will talk to Tess at PMP.

Correspondence

Letter to Edgar and Jungquist was discussed.

July 12 letter from Purnell will be answered.

August 2 letter from Paetkau will be answered.

Letter from Simonson will be replied to.

The Architectural Committee has discussed the gazebos being put up in the park. These could be considered a “tent” as some of them have enclosed sides. The Committee recommends to the Board that gazebos be allowed as long as some guidelines are followed and are defined as a “structure having a roof supported by columns and used exclusively for shade and open completely on all four sides, no part of which shall be enclosed except with mosquito netting. Motion by Courage, 2nd by Jenkins to accept this definition of a gazebo and that they be allowed, motion carried.

The Committee is seeking further information from the county concerning the requirement for five foot setbacks. For the present time, the five foot requirement will be enforced.

Lot #154 requested a variance to extend a section of a new deck four feet further than the allowed 10 feet. Courage made a motion to allow 12 feet as the maximum variance, 2nd by Archer, motion passed.

A used park model will be inspected by the Architectural Committee to see if it complies with the “like new” condition required by the Association before it is allowed in the park. Motion by Jenkins, 2nd by Wilson to allow the unit into the park if it meets the requirements specified by the Committee, motion carried.

A check for \$2600 will be written to the Activities Committee as their share of rental fees never sent to them per an agreement made with past administration. A check for \$115.76 will be written to the Activities Committee to pay for the replacement checks and bank stamp compromised by Purnell when she published copies of checks on the internet. She has reimbursed the Association for these costs.

The Treasurer will contact Tess and ask her to attend the Finance Committee meeting. Laundry and shower money will be collected and deposited on a weekly basis with all of it being placed in the laundry replacement reserves.

Director Jenkins reported that the trees have been trimmed and or removed. This was done for less than \$1700 which was \$2000 better than a bid recommended by the previous manager. Repair of 17 holes around the storm drains have been completed thanks to volunteers Don Wilcox, Rich Wickersham, and Sam Grimason.

The front gate flower beds have been replanted and work around the commons area has started. Some plants that were growing up against the buildings have been removed or cut back in an effort to keep water away from the logs. Grass has been removed from around the trees in the common area. Marsha & Jerry Slayton, Kitty Wiley, Kathy Mortenson, Shirley Foster, Irene Vergith Jeanne Hartman, Carol Jenkins, Dottie Barnicoat, and Sue

Wickersham have been working on the grounds and have plans for more plants and shrubs.

The log buildings have been inspected by Rawls Tree Service. It was found that the buildings were not built as per plans, the logs were allowed to protrude out from under the protective flashing. The building contractor will be contacted for assistance. Three different suppliers of stain/sealer were contacted for advice on materials selection. Cabot Products donated a gallon of stain/sealer and this was applied to a test section. The appearance was not satisfactory and the Committee will look for something else. It was decided that the staining/sealing of the buildings is too large of a job to be done in house and should be done by an independent contractor. The Board requested Jenkins to ask for bids to refinish the South sides of the buildings as they are in the most need of repair.

Director Jenkins talked to Grant Osberg of Osberg Construction seeking blue prints of the sprinkler system. Mr. Osberg said he would send prints to the Association. Director Jenkins will review what has been paid to Valleyview Landscaping in 2006. For what has been spent, the grounds are in bad shape. Some areas have not been watered with some of the streets and parking areas being watered heavily. It is the opinion that Valleyview not be contacted for further sprinkler work.

Director Jenkins is looking for a key to the control arm box at the front gate. It might be possible to install a control module so that a garage door style remote could be used by residents instead of the current card system. Each owner would be responsible for purchasing their own remote.

The guard house has been given a fresh coat of paint by volunteers Sam Grimason and Rich Wickersham. An altercation occurred at the gate between Edgar, Jungquist and Sam Grimason which will be addressed under separate cover.

The Rules & Regulations Committee will send out the Rules& Regs that were approved by the 2005 Board. The Committee has started working on corrections needed along with establishing a fine schedule for violations.

PMP reported that they will prepare a list of accounts that the Association has so that the authorized users can be updated. Director Jenkins found one account that had a person on it that hasn't worked in the park in over two years. Those on the accounts will be Jenkins, Archer, Wilson, and Dave Swanson.

It was suggested that the gate codes should be updated once a week. It also appears that there are people that do not have their phone number in the system so they cannot open the gate from their residence.

Provisions need to be made to accept paperwork for the Architectural Committee and the Board, a lock box was suggested.

Provisions need to be made to call forward the office phone to the PMP office when no one is present. The answer machine in the office wasn't set to answer calls when the office was unoccupied. PMP will chart the incoming calls this next week.

Motion to adjourn by Courage, 2nd by Jenkins, motion carried
Meeting adjourned at 12:30

Next meeting 21 August, 2006 9:00am

Respectfully submitted,

Donald L. Schleuse
Secretary