

Board Meeting, September 11, 2006

Board met in Executive Session on September 11, 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 PMP was also present.

The Secretary noted that a change to the August 21 minutes needs to be made. Currently they read "Next meeting 21 August, 2006". The minutes should read "Next meeting 28 August, 2006".

Motion by Wilson, 2nd by Jenkins to accept the August 28, 2006 minutes as written, motion carried.

The Treasurer presented the 2007 budget as prepared by the Budget Committee. Discussions led to some line items being further broken into sub categories to aid in clarification. No dollar amounts were changed and the dues for 2007 were held at the recommended \$68/month per lot. Motion by Schleuse, 2nd by Archer to accept the budget, motion carried.

Motion by Jenkins, 2nd by Archer to move \$9,000 from the checking account to the reserve account, motion carried.

There were discussions concerning repair and preservation of the buildings in the commons area. The bids received to date indicate that this work will be in the neighborhood of \$50-60K. The topic will be discussed with the owners at the October 7 Budget meeting.

PMP reported no action has been taken on removal of the soda machine in the laundry. Mr. Newman is looking at coin changer machines to be installed to aid those needing change for the machines. The Secretary and Mr. Newman worked on the gate system to increase the volume and clarity of the speaker and microphone. Rust and dirt was found blocking the hole to the microphone which was removed and the gain turned up. There have been reports that it has improved some but could be better. The availability of replacement parts is questionable. A quote will be asked for from Gateway to install a receiver in the gate to allow the use of garage door type openers. The power supply in the computer that runs the DOORS program failed and has been repaired. Mr. Newman will look into moving the fax machine from the Board room to the office. There is a possibility that the 412 extension could be eliminated.

The Board reviewed a quote of \$15,716 from insurance broker Rice Insurance, LLC for the commons area buildings. This is approximately \$3K less than what the Association is currently paying through Totem. The quote placed a value of \$1.23M on the clubhouse, \$957K on each of the office and activity buildings, \$25K on the pool house, \$10K on the guard house, and \$18.5K on the compactor. Personal property was listed separately. Included in the quote is a \$2M umbrella and Directors & Officers liability of \$1M. The agent will be contacted and asked to meet with the full Board to discuss the policy. The possibility of adding the Association truck to the policy will be explored.

Notice of violation letters will be prepared. The letter will state the violation and give a 30 day grace period for the owner to correct the deficiency before further action will be taken.

The Secretary checked the price of fence slats for the North side of the compactor fence. Slats are bundled in 10 linear foot bundles and the fence will require four bundles at a cost of \$59.29 each plus tax. The purchasers of lot #161 had stated that they were told, as a condition of purchase, the slats would be installed. When they were questioned as to who made the commitment, they stated that the sales office said they would not install and the park office should be contacted. The office was contacted and the former manager made the commitment to install them. Motion by Schleuse, 2nd by Wilson to purchase the slats, motion carried. Director Jenkins asks who would install the slats as our maintenance person has his hands full at the present. The Secretary stated he will get an installation price from Northwest Fence.

The website is up and running, many positive comments have been received about it. The Secretary asks that any material for the site be in electronic format as it is much easier to handle.

Vice President Wilson met with the assistant fire chief at the local fire station and also with the EMT that lives in the park concerning the need for a defibrillator in the park. Both stated that they thought it was a good idea based on the non availability of the fire units and EMT staff. Wilson stated that although people in the park want a defibrillator, none have come forward to take on the fundraising project. Wilson made a motion, 2nd by Courage to table the project until spring. During discussions, Jenkins stated that based on an article supplied by Danny Bernard, the defibrillator project should be dropped. The article said that most people that had been trained to use the machine would not use it. Vote called for, motion to table carried with Jenkins casting a nay vote.

Motion by Wilson, 2nd by Jenkins to transfer clubhouse rental funds to the Social Club as per agreement between a past Association Board and the Social Club. The former manager stated to Wilson that the amount of funds was approximately \$2600. An accounting of rental funds for the time period of declarant turnover to the present will be made and that amount will be transferred.

The demand/threat letter submitted by Jack Wilson asking for reimbursement of his legal fees and mileage in the amount of \$1301.33 was discussed. Motion by Archer 2nd by Courage not to pay, motion carried. Motion by Danielson, 2nd by Courage to turn this matter over to the Association attorney for resolution, motion carried with Jenkins casting a nay vote.

A second letter received from Ian Edgar stating he delivered a letter to the PMP office requesting a Board hearing was discussed. The first letter has yet to be found. Based on the missing letter, it was decided to grant Edgar a hearing. PMP will inform him that a hearing date of September 16, 2006 at 9:00am has been granted.

No communication from Rodney Jungquist requesting a hearing has been received. Motion by Schleuse, 2nd by Archer to impose the fine of \$10 and that it is added to his Association account was made, motion carried. PMP was instructed to debit the Jungquist account \$10.

Letter from Purnell requesting information was discussed. All information requested with the exception of the Association's attorney notes will be provided. A copy of the PMP contract, minutes of the June 17, 2006 Executive session and the invoice for Association checks are available in the office.

Letter from the Dunn's requesting permission to place their travel trailer on their lot for the winter season was reviewed. Motion by Courage, 2nd by Jenkins to allow placement for the winter season was made, motion carried.

A letter from the Bowens complaining about the security light on the Jungquist's property was discussed. Along with this letter was a copy of a letter sent to Jungquist in August which has been ignored. PMP will inform the owner to adjust the light so that it doesn't shine into neighboring properties.

Director Courage presented a new lot improvement form developed by the Architectural Committee. The form supplies more information to the applicant and requires the applicant to supply the Committee more information. The information sheet supplied with the form will be amended to include phone numbers for the utility companies. Motion by Courage, 2nd by Wilson to accept the form as amended, motion carried.

A previously rejected lot improvement from AA Herrera was reviewed. Mr. Herrera asks for permission to place an 1188 sqft structure on his lot. Motion by Wilson, 2nd by Courage to grant approval, motion carried.

Vice President Wilson presented a new clubhouse rental form in which the rental fees have been increased and requirements for payment have been changed. Motion by Wilson, 2nd by Danielson to approve the new form, motion carried.

Vice President Wilson reported that most of the Latitude 49 logo clothing was sold at the volunteer appreciation luncheon. There are some items still available through the Activities Committee. The volunteer appreciation luncheon was attended by 82 people and very nicely done.

Director Jenkins reported that he has three bids to do work on the buildings. The bid from Brad Martin Painting was for \$63,500, bid from Perfection Painting was for \$65,930 and the bid from Log Home Specialties was for \$22,550. It was pointed out that the first two bids did not include any repair but did include treating and preservation the entire exterior of the buildings. The bid from Log Home Specialties included \$5,450 of repair and treatment of the logs only. Log Home will be contacted and ask to bid on the complete exterior. No bids were received from Kenman Construction or True Logs. True Logs stated that he had been here four times to do bids and had never received any work.

The hot tub might not have to be resurfaced. The tub will be inspected by a pool company to see if we can do a light sanding on the surface or it will have to be resurfaced. This is a project for the winter months.

There are several areas in the streets where large depressions are forming. Bids to repair will be ask for from paving contractors.

A list of repair materials has been prepared for the pool/maintenance building. Work will be another winter project.

Director Jenkins made a motion to open an account at Lowe's Hardware, 2nd by Archer, motion carried.

The Rules & Regulations Committee will receive some assistance from PMP in preparing a set of R&R that do not conflict with the Declaration and the RCWs of Washington state.

The President reminded all committee liaisons that the various committee minutes should be submitted to the Secretary so they can be made available to the membership.

A hearing Board will be convened September 16, 2006 at 11:00am

The Association Budget Meeting will be held on October 7, 2006 at 11:00am in the clubhouse.

Motion to adjourn by Beaudin, 2nd by Courage, motion carried
Meeting adjourned at 1:36pm.

Respectfully submitted,

Donald L. Schleuse
Secretary