



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

DATE: February 28, 2017
PLACE: Latitude 49 Clubhouse
TIME: 10:00 A.M.

CALL TO ORDER

Vice President Ken Gunderson called the meeting to order at 10:00 A.M.

PRESENT

Ken Gunderson - Vice President	Lynn Button - Secretary
Gary Hall - Treasurer	Henry Hays - Board Member
Cindyrae Mehler - INTEGRA	Tess Allison – INTEGRA

Don Schleuse – President: Out of town

PAST MEETING MINUTES

Motion to approve December 20, 2016 Board Meeting Minutes by Henry Hays; 2nd by Gary Hall: motion carried. Motion to approve December 20, 2016 Executive Board Meeting Minutes by Henry Hays; 2nd by Gary Hall: motion carried. Motion to approve January 2, 2017 Executive Board Meeting Minutes by Henry Hays; 2nd by Gary Hall: motion carried.

INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through January 31, 2017: Heritage Bank operating account balance was \$12,161.06; Peoples Bank operating account balance was \$90,905.47; Edward Jones account balance was \$257,041.89, and the WECU Activity account was \$3,156.87 for a total bank of \$363,430.63. We are currently running under budget by \$6,718.41 or 29.2%.

Cindyrae Mehler reported that most owners are in compliance with park standards. A few owners were sent non-compliance and/or reminder letters

TREASURER'S REPORT

Gary Hall reported that the Edward Jones account contained \$257,041.89 and that one \$44,000 CD came due and it was reinvested.

COMMITTEE REPORTS

- ▶ **ARCHITECTURAL:** Henry Hays reported that from December 20, 2016 to date a total of 9 architecture requests were submitted and reviewed by the Architectural Committee. 8 of the requests were for new projects and one was a resubmittal. All were approved.
- ▶ **ACTIVITIES:** Gary Hall reported from the January 7, 2017 Activities Committee minutes on various events and stated that over \$3,156.87 was in the activities account. He stated that the Christmas fund had \$46 and that fundraising activities will be held to increase the fund.
- ▶ **GROUNDS & MAINTENANCE:** Henry Hays reported from the February 28, 2017 Maintenance Report and highlighted the following: snow and ice maintenance dominated maintenance staff time. This was an unusual weather condition for all of Whatcom County and complications arose from

snow and melting snow that turned to ice. Government agencies throughout the county were beset with clearing roads, lots, etc. along with obtaining ice melt. Priorities were relegated to maintaining roads. Gary Hall did excellent work in monitoring the road conditions and along with Cindyrae Mehler of INTEGRA, a snow removal equipment operator was hired to address the issue of the park driving paths. The detention pond will be cleared of vegetation in April. Two bookcases were assembled and installed in the library. A small number of washers and dryers were repaired or serviced.

An issue was brought to the attention of INTEGRA and the Board regarding the keypad entry door into the pool table and exercise room. The sidewalk leading up to the door was approximately 2-3 inches below the threshold thus causing a hazard. Lynn Button advised that through INTEGRA, M&M Construction was asked for their assessment and a remedy. M&M submitted a proposal to remove the concrete walkway leading from the door to the patio interface. (approximately 6' x 16') They submitted a bid of \$1,850 for removal of the old concrete and replacing it with a new concrete walkway. Henry Hays made a motion to accept the \$1,850 bid from M&M to complete the work. Lynn Button provided the second. The motion was approved unanimously.

UNFINISHED BUSINESS:

The removal and replacement of the maintenance building behind the compactor area is scheduled for March and April

Complaints have been received regarding dogs that have been seen in the park without a leash. Identified owners of the dogs have been contacted regarding this park violation. If an owner sees a dog not on leash then it is important to identify where the dog resides. Pictures of the offending dog eliminate owners who later claim that their dog was not off leash.

NEW BUSINESS:

1. Henry Hays and Lynn Button supplied information regarding the removal of the sound and music equipment from the main clubhouse room and placing the equipment in the library. Gary Hall assisted in coordinating this effort as well as obtaining information from Theresa Cady as to how the books in the library were processed. As a result, one bookcase was replaced, one bookcase was added and the built-in cabinet will be located on the wall in the library. Owner Larry Stoner was consulted regarding the removal and he graciously offered his assistance with the design along with facilitating the movement of the equipment. This project has been discussed for over 2 years and will be completed within the next month.
2. A few owners have expressed a concern that their mail packages were not received. Owners are reminded that packages left on the floor of the mailroom are not secure and theft of the packages can occur. It is incumbent on all owners to make their own preparations for obtaining their packages in the mailroom. The Board will continue to do what they can regarding any theft of items and will submit any theft evidence to the local Sheriff for criminal proceedings. The mailroom has cameras in place in an effort to identify a theft. This provision is not a guarantee that the offender will be identified.

The next Board meeting will be held on April 25, 2017, 9:00 A.M., at the Latitude 49 Office.

ADJOURNMENT

The Board Meeting was adjourned at 10:41 a.m.

Respectfully submitted,
Lynn Button

Secretary

3-14-2017