



## LATITUDE 49 RESORT PARK OPEN BOARD OF DIRECTORS MEETING

**DATE:** August 23, 2016  
**PLACE:** Latitude 49 Clubhouse  
**TIME:** 9:00 AM

### CALL TO ORDER

President Don Schleuse called the meeting to order at 9:41 A.M. A question and answer period occurred from 9:00 A.M. to 9:41 A.M. with owners.

### PRESENT

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

### PAST MEETING MINUTES

Motion to approve July 12, 2016 Regular Board Meeting Minutes by Henry Hays; 2<sup>nd</sup> Gary Hall; motion carried. Motion to approve July 12, 2016 Executive Board Meeting Minutes by Henry Hays; 2<sup>nd</sup> Ken Gunderson; motion carried.

### INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through July 31, 2016: Heritage Bank operating account balance was \$7,931.69; Peoples Bank operating account balance was \$82,654.44; Edward Jones account balance was \$204,537.81, and the WECU Activity account was \$2,734.04 for a total bank of \$322,591.68. Outstanding dues owed are at \$1,428.94. We are currently running under budget by \$12,842.09 or 8.2%. Ms. Allison reported that legal is currently over budget due to legal matters; landscaping and grounds is over budget due to hiring an outside contractor to trim bushes and shrubs in the common areas (this is due to maintenance understaffing); security services is over due to an increase in rates; pest control is over due to bees and ants; and pool maintenance is over due to the need to spend at the beginning of the budget cycle. These accounts will level out during the course of the fiscal year.

Cindyrae Mehler reported that non-compliance notices have been sent to lot owners and that most owners have complied with the letter content. She stated that an attempt to contact an owner by phone is usually the first attempt at asking an owner to be in compliance. If there is no response or if an owner cannot be reached then a letter is sent.

### TREASURER'S REPORT

Gary Hall reports that \$28,218 was moved to Edward Jones and placed in 6 month CD's and that the Association approximately has a total of \$195,000 in CD's.

### COMMITTEE REPORTS

- **ARCHITECTURAL:** Henry Hays reported that from July 12, 2016 to date a total of 29 architecture requests were submitted and reviewed by the Architectural Committee: 27 were approved and 2 were denied. Regarding the denials, the Architecture Committee works with the owners and assists in granting their resubmission request unless their are mitigating factors.

► **ACTIVITIES:** Gary Hall stated that the committee works hard and that the major functions have been sold out. The upcoming rib dinner is sold out. He stated that the committee is already planning activities for next year. (Blue Hawaii function) He stated that their is approximately \$2,500 in the WECU Activities account and the Christmas fund has approximately \$250.

► **GROUNDS & MAINTENANCE:** Henry Hays reported from the August 2016 Maintenance Report and highlighted the following: repairing of the sprinkler system to begin; moving and building maintenance is on-going; the windows of the commons buildings have been washed; a cleanup of trash inside the front fence is in progress. An update to the maintenance procedures (revised 8/16) was given to the Board.

**UNFINISHED BUSINESS:**

1. Lynn Button reported that Security Solutions completed the installation of the security cameras at the front gate.

**NEW BUSINESS:**

1. The pool will close October 3, 2016.
2. The fall dumpster will arrive September 23 and leave October 3, 2016.
3. Richard Phillips is the newly hired maintenance worker.
4. A fine of \$250 has been implemented for illegal dumping at the dump area. Henry Hays reported that owners have left several items such as benches, seats, gravel, tv's, at the dump area. These items have continued to be left by owners in violation of the stated rules and regulations. Several reminders have been given and sent to owners regarding items that are not acceptable. Owners are responsible for disposing their items. Due to repeated violations, the fine has been enacted.
5. Curbing along the flowerbeds and buildings will begin August 24, 2016.

The next Board Meeting is scheduled for Tuesday, October 18, 2016 at 9:00 am in the Latitude 49 Office.

**ADJOURNMENT**

The Board Meeting was adjourned at 10:21 a.m.

Respectfully submitted,  
***Lynn Button***  
***Secretary***

**8-25-2016**