



## LATITUDE 49 RESORT PARK

### BOARD OF DIRECTORS – OPEN BOARD MEETING

**DATE:** Tuesday, March 6, 2018  
**PLACE:** Latitude 49 - Clubhouse  
**TIME:** 9:30 AM

A WELCOME was extended to all owners who were able to attend the Open Board Meeting. An open forum Q&A Session will be held at the conclusion of the meeting so the Board may answer questions from the audience.

#### CALL TO ORDER

Lynn Button, Board Secretary, called the meeting to order at 9:35 A.M.

#### PRESENT

Gary Hall - Treasurer  
Henry Hays - Board Member/Maintenance Liaison  
Cindyrae Mehler – Integra  
Tess Allison – Integra

#### ABSENT

Ken Gunderson – Vice President [on vacation]      Don Schleuse – President [on vacation]

#### PAST MEETING MINUTES

Motion to approve 11-14-17 Board Meeting Minutes by Gary Hall; 2<sup>nd</sup> by Henry Hays; and, PASSED.

Motion to approve Executive Meeting Minutes from 11-14-17 by Henry Hays; 2<sup>nd</sup> by Gary Hall; and, PASSED.

#### INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through 02-28-18, reflecting the following: Peoples Bank operating account balance \$142,719.93, Heritage Bank operating account balance [laundry income] \$9,750.62, Reserve accounts of \$270,098.30, and WECU Activity account of \$2,988.38 - for a total bank of \$425,557.23. We are currently running under Budget by \$14,054.89, but as spring nears we will begin starting anticipated project work.

Cindyrae Mehler reports park inspections by management and the Board have continued through the winter with very few lots out of compliance, and most issues have been handled through phone calls to owners advising of trailer skirting failure, or wind damage concerns requiring remedy. A full spring property tour of the park will be done shortly as weather improves.

## **TREASURER'S REPORT**

Gary Hall advises that he keeps in regular touch with the financial planner at Edward Jones (the reserve fund accounts), interest rates are improving, and he continues to monitor the CD investments held by the association.

## **COMMITTEE REPORTS**

► **ARCHITECTURAL.** Henry Hays reports that twenty-nine (29) Architectural Requests have been reviewed since November 2017; with all but four (4) being approved. The four (4) rejected were requested to be resubmitted with acceptable modifications. The Architectural Committee has sent out Reminder Letters to unit owners who have “*over-due/expired projects*” reminding them they need to resubmit a new Architectural Request Form to the committee for approval to move forward with their projects as their time has expired.

► **ACTIVITIES.** Gary Hall reports there was a good committee meeting this past Saturday, with a reminder that anyone can volunteer to come on the Activities Committee – if an owner has any question on how to participate or when the Activity Meetings are held, to please check the Latitude 49 Website for information. All volunteers are appreciated – and the volunteers together with the great ideas for activities are what keep our functions going so strongly.

► **GROUNDS & MAINTENANCE.** Gary Hall reports that since November 2017, all 4-furnaces in the buildings have been serviced and inspected, the lawn mowers are serviced and ready for the year’s work, new signage is up reminding owners of what is proper for garbage disposal [i.e. NO Chairs, NO microwaves, NO bread Machines, etc. ], 2-new vacuums have been purchased, all interior building logs have been cleaned/dusted, the pool shower pipe froze – and the Board will be scheduling maintenance repair/improvement of this feature, and a number of other routine winter projects have been addressed. Maintenance personnel have been working hard through the winter and the Board has received much positive feedback from the owners on their performance.

## **UNFINISHED BUSINESS:**

1. Relocation of Sound Equipment: Larry Stoner is working on finalizing this project.
2. Road Repair/Seal Coating: This large project has been contracted with Huizenga Enterprises LLC and, weather permitting, the work will be done in mid-July/1<sup>st</sup> part of August 2018.
3. Benches for pickleball Court: Lynn Button is on this project / and benches will be installed this spring.
4. Repair of Entrance [planter area in front of entry guard shack]: This work will be completed in April 2018 by M&M Construction – as soon as we get a tad bit milder/warmer weather.

## **NEW BUSINESS:**

1. Seasonal Dumpster: Henry Hays reminds everyone the seasonal dumpster is scheduled to arrive on May 25<sup>th</sup> and will be leaving on June 4<sup>th</sup>.
2. Employee Health Insurance: Lynn Button reports the Board is researching obtaining a health insurance coverage plan for Latitude 49 Resort Park full-time employees.
3. REMINDER TO SAVE THE DATE:

Owner’s Annual General Meeting: SATURDAY, JUNE 9, 2018 10:00 am  
Registration will begin at 8:30 am

Candidate’s Forum [meet the board candidates]: SATURDAY, JUNE 2, 2018 9:00 AM

**ADJOURNMENT**

There being no further ordinary business, the Board Meeting was adjourned at 10:10 am.

Respectfully submitted,

***Cindyrae Mehler***  
***Property Manager***

[An OPEN owner Q&A period was held from 10:10 am until 10:30 am.]