



LATITUDE 49 RESORT PARK

BOARD OF DIRECTORS – BOARD MEETING

DATE: Tuesday, July 17, 2018
PLACE: Latitude 49 Office
TIME: 8:30 AM

CALL TO ORDER

Ken Gunderson, Vice President, called the meeting to order at 8:35 A.M.

PRESENT

Ken Gunderson – Vice President	
Max Archer – Secretary	Gary Hall – Treasurer
Henry Hays – Board Member/Maintenance Liaison	
Cindyrae Mehler – Integra	Camille Martin – Integra

ABSENT

Don Schleuse – President [on vacation]

PAST MEETING MINUTES

Motion to approve 03-06-18 Board Meeting Minutes by Henry Hays; 2nd by Gary Hall; and, PASSED.

Motion to approve 04-03-18 Board Meeting Minutes by Henry Hays; 2nd by Gary Hall; and, PASSED.

Motion to approve 04-03-18 Executive Board Meeting Minutes by Henry Hays; 2nd by Gary Hall; and, PASSED.

Motion to approve 06-09-18 Organizational Board Meeting Minutes by Max Archer; 2nd by Gary Hall; and, PASSED.

INTEGRA REPORT/FINANCIALS

Cindyrae Mehler reported the financial standing through 06-30-18, reflecting the following: Peoples Bank operating account balance \$158,134.35, Heritage Bank operating account balance [laundry income] \$11,980.07, Reserve accounts of \$270,571.50 and WECU Activity account of \$3,334.14 - for a total bank of \$444,020.06. We are currently running under Budget by \$14,113.11, and are continuing forward with scheduled maintenance project work.

Cindyrae Mehler reports park inspections by management and the Board have continued through the spring with very few lots out of compliance. Most issues have been handled through phone calls to owners; owners who are non-responsive or non-compliant have been fined in accordance with the R&R's. We have had a rash of park owners who have illegally dumped items in the garbage compactor area – and the surveillance, camera system has been utilized to identify the offenders and assess the immediate illegal dump fine.

TREASURER'S REPORT

Gary Hall advises no draws have been made from reserves.

COMMITTEE REPORTS

▶ **ARCHITECTURAL.** Henry Hays reports that since 03-06-18 there have been 104 total Architectural requests; 97 of which have been approved, 2 were denied, and 5 were asked to resubmit their requests. The Committee is enforcing the one request per form rule which is why there are more requests.

▶ **ACTIVITIES.** Max Archer reports the Denim and Diamonds activities function is on Saturday, July 21, 2018.

▶ **GROUNDS & MAINTENANCE.** Henry Hayes reports: Since the Annual General Meeting some of the maintenance items that have been completed were compost was put into all flower beds, the buttercups have been sprayed, the bolts in the hinges of the entry and exit gates were repaired, the irrigation system is up and running, a new message board was installed in the mailroom, the seasonal dumpster was onsite for eleven days, the fence around the pool was welded, repaired and painted, and the three sink holes in the streets were repaired.

UNFINISHED BUSINESS:

1. Road Repair/Seal Coating: This large project has been contracted with Huizenga Enterprises LLC and, weather permitting, the work will be completed by mid-August.

CORRESPONDENCE:

Lot 182 – Skirting to be completed as stipulated in the Rules & Regulations.

Lot 117 – Owner to Owner issue.

NEW BUSINESS:

1. Speed Bumps: Ken Gunderson is working on bids for different types of speed bumps. Item for discussion at the 08-21-18 meeting.
2. Electric Scooters/Golf Carts: Hazard in the Park. Item for discussion at the 08-21-18 meeting.
3. Tables: Motion to purchase fifteen (15) 60” round Lifetime tables with good feet and a lighter weight not to exceed \$2,000 by Henry Hays; 2nd by Max Archer; and, PASSED.
4. Tables: Old tables will be listed for sale otherwise they will be donated to a local charity.

NEXT OPEN BOARD MEETING DATE: Tuesday, August 21, 2018 at 9:00 am in the Clubhouse.

ADJOURNMENT

There being no further ordinary business, the Board Meeting was adjourned at 9:45 am to executive session to review the delinquency report.

Respectfully submitted,

Camille Martin
Assistant Property Manager