



## LATITUDE 49 RESORT PARK

### BOARD OF DIRECTORS – OPEN BOARD MEETING

**DATE:** Tuesday, August 21, 2018  
**PLACE:** Latitude 49 - Clubhouse  
**TIME:** 9:00 A.M.

A WELCOME was extended to all owners who were able to attend the Open Board Meeting.

An OPEN owner Q&A period was held from 9:00 AM until 9:20 A.M. for owners to ask questions of the Board.

#### CALL TO ORDER

Don Schleuse, Board President, called the meeting to order at 9:20 A.M.

#### PRESENT

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

#### PAST MEETING MINUTES

Motion to approve 07-17-18 Board Meeting Minutes by Henry Hays; 2<sup>nd</sup> by Gary Hall; and, PASSED.

Motion to approve Executive Meeting Minutes from 07-17-18 by Henry Hays; 2<sup>nd</sup> by Ken Gunderson; and, PASSED.

Motion to approve Executive Meeting Minutes from 08-14-18 by Henry Hays; 2<sup>nd</sup> by Max Archer; and, PASSED.

#### INTEGRA REPORT/FINANCIALS

Cindyrae Mehler reported the financial standing through 07-31-18, reflecting the following: Peoples Bank operating account balance \$167,100.23, Heritage Bank operating account balance [laundry income] \$13,538.07, Reserve accounts of \$270,759.06, and WECU Activity account of \$3,468.06 - for a total bank of \$454,865.42. We are currently running under Budget in expenses by \$17,073.36. We are continuing forward with scheduled project work on the roads and re-finishing of the wood floor in the Clubhouse this fall.

Cindyrae Mehler reports park inspections by management and the Board has continued through the summer with reminder phone calls, postcards and letters to residents out of compliance.

## **TREASURER'S REPORT**

Gary Hall advises he continues to monitor the laddered CD's and reinvest funds as they mature.

## **COMMITTEE REPORTS**

- ▶ **ARCHITECTURAL.** Henry Hays reports since the last meeting there has been a total of thirteen (13) requests received; twelve (12) were accepted; and, one (1) was rejected for not having proper permits.
- ▶ **ACTIVITIES.** Gary Hall reports the last special activities meeting was well attended with 75 people present and there are now five (5) new volunteers. All help is greatly appreciated.
- ▶ **GROUNDS & MAINTENANCE.** Henry Hays reports since the last meeting some of the maintenance items that have been completed were ongoing monitoring of the trash compactor, watering of the hanging baskets with Miracle Grow fertilizer, a new battery charger was purchased for the water pump, the retention pond and south easement were weedeated, two (2) washing machines were repaired, the normal building spraying for insects occurred, and the ongoing road repair/seal coating project is on schedule. The pond cleaning is scheduled to be completed by the first week of September.

## **UNFINISHED BUSINESS:**

1. Road Repair/Seal Coating: This large project is ongoing and is scheduled to be completed by August 30, 2018. The few sections that have not been sealed due to the cracks not being wide or deep enough should be filled by the end of the project. Ken Gunderson reports, Huizenga Enterprises LLC is honoring their cost from 2009 when the road repair was last done with no price increase in 2018.
2. Speed Bumps: Ken Gunderson reports the Board has previously received bids for plastic, asphalt and rubber speed bumps. Additional bids are being requested and Huizenga Enterprises LLC is being contacted for their professional recommendation.
3. Clubhouse Table Purchase: Fifteen (15) new plastic tables that have better feet for the floor and which are much lighter were purchased through Costco for a total cost of \$2,169.99 and are now in use.
4. Sale of Old Tables: The old tables were advertised on Craigslist with little interest received. The old tables will be donated to a church with the cart. Don Schleuse is working on this donation.

## **CORRESPONDENCE:**

Lot 233

## **NEW BUSINESS:**

1. Fall Dumpster: The fall dumpster will be onsite from September 21, 2018 to October 1, 2018. Henry Hays and Gary Hall – the two Garbage Overseers – report substantial abuse and disregard for dumping of inappropriate items. If this abuse and disregard continue, the seasonal dumpster may not continue in the future.

2. Clubhouse Floor Refinish: Two (2) bids were received, one was received from Great Floors and another received from Sound Hardwood Solutions. Motion by Henry Hays to approve the bid from Sound Hardwood Solutions in the amount of \$8,680; 2<sup>nd</sup> by Ken Gunderson; and, PASSED. The Clubhouse will be closed from November 12, 2018 to November 30, 2018 to complete the refinish of the floor.
3. Electric Scooters/Golf Carts: Multiple complaints have been received of electric scooters and golf carts speeding through the park, almost running into people and other cars, as well as drinking while driving the scooters or golf carts. This issue will be addressed and new rules are going to be added in addition to the current rules during the Rules & Regulations meeting.
4. Bicycles on Private Property: Multiple complaints have been received of kids riding bicycles through empty lots and cutting through yards to get to other cul-de-sacs. This issue will be addressed and new rules are going to be added in addition to the current rules during the Rules & Regulations meeting.
5. Unsupervised Kids: Multiple complaints have been received of unsupervised kids playing in the streets. There are seven (7) registered sex offenders in the immediate area. This issue will be addressed and new rules are going to be added in addition to the current rules during the Rules & Regulations meeting.
6. Spa Cap Repair: The new Spa Cap is in need of repair. Brent with Koala T. Pool will complete the repairs.
7. Pool Closure Date: The pool will be closed on Wednesday, October 3, 2018 for the season.

**NEXT BOARD MEETING DATE:**

A Rules & Regulations Meeting will be held on Friday, September 28, 2018 at 10:00 A.M. in the INTEGRA office to update the current Rules & Regulations.

**NEXT OPEN BOARD MEETING DATE:** Tuesday, November 6, 2018 at 9:30 A.M. in the Clubhouse.

**ADJOURNMENT**

There being no further ordinary business, the Board Meeting was adjourned at 10:20 A.M.

Respectfully submitted,

***Camille Martin***  
***INTEGRA Management***