



## LATITUDE 49 RESORT PARK

### BOARD OF DIRECTORS – OPEN BOARD MEETING

**DATE:** Tuesday, April 23, 2019  
**PLACE:** Latitude 49 - Clubhouse  
**TIME:** 9:30 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 prior to the Open Board Meeting for owners to ask questions of the Board or Management.*

#### **CALL TO ORDER**

Board President Don Schleuse called the Open Board Meeting to order at 10:20 AM.

#### **PRESENT**

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

#### **PAST MEETING MINUTES**

Motion to approve 01-29-19 Board Meeting Minutes by Henry Hays; 2<sup>nd</sup> by Max Archer; and, PASSED.

Motion to approve 01-29-19 Executive Board Meeting Minutes by Henry Hays; 2<sup>nd</sup> by Gary Hall; and, PASSED.

#### **INTEGRA REPORT/FINANCIALS**

Tess Allison reported the financial standing through 03-31-19 reflecting the following: Peoples Bank operating account balance \$138,551.62, Heritage Bank operating account balance [laundry income] \$17,525.92, Petty Cash of \$165.34; Edward Jones Reserve account of \$295,978.92, and WECU Activity account of \$3,245.30 - for a total bank of \$455,467.10. We are running under Budget in expenses by \$14,328.72. The Board has not started any capital projects for this year yet.

Cindyrae Mehler reports park inspections by management and the Board continues with hearings being scheduled with unit owners on park issues.

#### **TREASURER'S REPORT**

Gary Hall advises he continues to monitor the CD's and work with the Edward Jones representative on reserve fund investments.

## **COMMITTEE REPORTS**

▶ **ARCHITECTURAL.** Henry Hays reports the committee has reviewed 44 architectural requests since the last Board Meeting; 40 were approved; 2 are being resubmitted; and 1 was rejected. This is an active committee and their work is greatly appreciated. The committee currently meets every other Wednesday following coffee/donuts to review and respond to AC Requests received. Reminder that only one (1) request is to be made on each Architectural Request Form submitted. This is required so the AC committee may review and respond to each request as a separate item.

▶ **ACTIVITIES.** Gary Hall reports the Activities Committee last met on Saturday, April 6<sup>th</sup> – well attended group in the Park who works hard on many social functions for the community throughout the year. Various activities & functions planned for this year will be posted throughout the Park and on the Website.

▶ **GROUNDS & MAINTENANCE.** Henry Hays reports on some items the Park's two maintenance employees, Benny & Norman, are working hard on which includes the grounds and lawn care, ongoing monitoring of the compactor, monitoring and cleaning of the hot tub, getting the pool deck and area ready for opening in May, pressure washing of sidewalks and areas with moss, and repairing of chairs in the clubhouse. A new grass backpack blower, new grass blower for the mower and a new hose reel were purchased. Additionally a fence section from the northeast side of the park was replaced from vandalism, ivy was cleared from the north side of the park fence, one of the washing machines was repaired [new transmission & water pump], a new heater was installed in the maintenance shop, and the furnace in the mail building was repaired by Barron Heating.

## **CORRESPONDENCE:**

Lot 301 - Letter of complaint of Postal Service substitute employee failing to perform duties and mishandling of US Mail. Gary Hall has addressed these issues with the local post office, and additionally spoke with the regular postal delivery handler to the Park. If a resident of the Park has complaints or an issue with the postal service, the Board recommends them to contact the local post master and register a complaint – noting the date and time of the issue.

Lot 166 – Suggesting a dog-off-leash/dog park area in the Park. Board has responded to this type of request on multiple occasions in the past. Due to liability issues and insurance premiums, the Board is taking no action.

Lot 137 – Request for removal of old telephone & television stanchion on the curbside of Lot 137. The Board is working with the owner and Comcast to facilitate removal of this item.

## **UNFINISHED BUSINESS:**

1. **Golf Cart Registration:** Max Archer reminds everyone who is a resident in the Park with a golf cart to turn in their Golf Cart Registration Form. Following discussion, the Board unanimously agrees that golf carts will not be counted as a motor vehicle on a Lot/Unit. When the Board next updates the Rules & Regulations this change will be made; and, a separate section entitled Golf Carts will be added to clearly document the Park's specifications on them. The Park's insurance carrier will be contacted to request specific liability information with respect to Golf Carts in a community situation. Registration of Golf Carts in the Park is a requirement.

2. Pool Opening Date: Mother's Day Weekend - Saturday, May 11, 2019.
3. Pool Bracelets: The Latitude 49 Resort Park, lime green pool bracelets are available. Adult size & child size were ordered. Each Lot/Unit in the Park will receive six (6) pool bracelets at no charge. Pool bracelets MUST be worn and clearly displayed at all times upon entrance to the pool/hot tub area. They may be picked up on Tuesdays from the Latitude 49 office between 10 am and 12 noon; they may be picked up from the INTEGRA Management office on M-F, from 9 am to 4 pm; and, they will be made available for pickup on pool opening day at the pool entrance on Saturday, May 11, 2019.
4. Arborist: John Hymas from Moonlight Trees walked the complex with the Board to look over the 10-red maple trees lining the entrance to the Park. Concern had been raised regarding root encroachment of the trees, and what might be done to correct this issue. Following discussion, the Board will be following through with the recommendation of the arborist with includes some root excavation, and installing a root barrier to re-direct growth of the roots.

**NEW BUSINESS:**

1. Spring Dumpster: Following discussion on whether or not to bring in a dumpster this spring, and reminding everyone how important it is to respect and appreciate the dumpster privilege as it is costly and requires a great deal of man power, Henry Hays will coordinate a dumpster being brought in by SSC to the Park for 11-days. The dumpster will be brought in on Friday, May 24, 2019 and will depart on Monday, June 3, 2019.
2. Pond Area [tree removal]: Don Schleuse reports the Board is coordinating with Avid Tree Care for removal of a large tree by the pond area.
3. Ken Gunderson reminder so it does not fall through the cracks - schedule painting of the wrought iron fencing, and meet with Security Solutions reference cameras for the Clubhouse interior.
4. Schedule Working Board Budget Meeting date: Thursday, May 16, 2019 at 10:00 am in the INTEGRA Conference Room - work to finalize the 2020 Budget.

**DATES TO REMEMBER:**

Candidate's Forum is scheduled for: Saturday, June 15, 2019 at 9:00 am  
 Three (3) Board positions are open to be filled this AGM

Owner's Annual General Meeting: Saturday, June 22, 2019 at 10:00 am [registration will OPEN at 8:30 am]

**ADJOURNMENT**

There being no further ordinary business, the Board Meeting was adjourned at 11:14 am.

The Board will move to Executive Session following the meeting to review compliance issues with lots in the park and review of the delinquency report.

Respectfully submitted,

***Cindyrae Mehler***  
***INTEGRA Management***