



## LATITUDE 49 RESORT PARK BOARD OF DIRECTORS OPEN MEETING

**DATE:** April 16, 2024  
**PLACE:** Latitude 49 – Clubhouse  
**TIME:** 9:00 AM

WELCOME to all was extended by Don Schleuse to 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  
Q&A began at 9:00 am and finished at 9:07am*

### **CALL TO ORDER**

President Don Schleuse called the Board Meeting to order at 9:07 am.

### **PRESENT**

Don Schleuse – President  
Ken Gunderson – Vice President  
Max Archer – Secretary  
Gary Hall - Treasurer  
Henry Hays - Director/Maintenance liaison  
Tess Allison & Cindyrae Mehler – Integra Mngmnt

### **APPROVE MEETING MINUTES**

Motion by Max Archer to approve 01-09-24 Open Board Minutes; 2<sup>nd</sup> by Henry Hays; and, PASSED.

### **INTEGRA REPORT/FINANCIALS**

Tess Allison reported the financial standing through 03-31-24, reflecting the following: Peoples Bank operating account balance \$71,444.39, Heritage Bank operating account balance [laundry income] \$39,821.04, Petty Cash of \$165.34; Edward Jones Reserve account of \$365,304.28 and WECU Activity account of \$3,152.03, for a total bank of \$479,887.08. We are under Budget in expenses thru 03-31-24 by \$17,125.39. Full spring park inspection/tour will be done next week by the board and management. It was a relatively calm winter with the exception of mid-January when temperatures dropped well below freezing and some units experienced broken water lines. The commons buildings weathered well with no damage and thank you to our maintenance personnel who were on top of everything.

### **TREASURER'S REPORT**

Gary Hall reports he continues to monitor the laddered CD's with each CD now earning approximately 5% interest.

### **COMMITTEE REPORTS**

► ARCHITECTURAL. Henry Hays reports that so far for 2024 the AC Committee has received 24 architectural request forms with 22-approved and 2-still pending to be resubmitted. Thank you to Daryl Dunn for chairing the committee and all of his work the past couple of months! Please remember that only one (1) request is to be submitted on each form. **[Maintenance Report attached]**

▶ **ACTIVITIES.** Max Archer reports the Activities Committee continues with hosting Wednesday morning coffee. Attendance is increasing with potlucks and activities as our snowbirds are returning. May potlucks are held every other Friday. Some activities planned for this year are: Pancake Benefit Breakfast for the fire department; karaoke night, MoTown dinner dance, garage sale in August. Check the Activities calendar to view all of the scheduled events.

▶ **GROUNDS & MAINTENANCE.** Henry Hays provided the Maintenance Report [attached] noting the many items our maintenance employees have been working on, including additional maintenance work on the pool remediation project. The exterior pole lighting by the dumpster has been worked on with the fixture being replaced – we now have good lighting in this area once again.

### **UNFINISHED BUSINESS:**

▶ **Speed Bumps** – Discussion and scheduling of additional speed bumps in the Park is tabled until 2025.

▶ **Pool Repairs/Remediation Project** – Plastering of the pool is being completed this week by KrisCo Pools. The weather temperatures are maintaining at 40 degrees, so this work was able to be scheduled. The pool is scheduled to be filled this week and the Board together with maintenance will work through the night to monitor filling of the pool. Providing the required chemical balancing has been achieved, the pool will be OPEN by June 1<sup>st</sup> – with the hope we are able to open earlier. The pool opening date is contingent on the chemical balancing.

### **NEW BUSINESS:**

▶ **Spring dumpster** - Following discussion, it was agreed the disposal dumpster will be brought in on Friday, May 17, 2024 through Monday May 27, 2024. All Park residents must work to ensure compliance with proper disposal rules of items allowed to be dumped in the spring dumpster. Failure to properly dispose of items will result in an immediate \$250/fine being assessed to the offender. New dumpster signage will be ordered.

▶ **Pool Opening Date** - Providing the proper and correct level of chemical balancing for the pool is achieved, the target date for opening the pool is June 1<sup>st</sup>. It is possible the pool will be opened earlier than June 1<sup>st</sup> if the chemical balancing levels are reached prior to June 1<sup>st</sup>.

Board Budget Meeting Date: Thursday, May 2, 2024 at 10:00 am / Integra Office

Candidate's Forum Date: Saturday, June 1, 2024 at 9:00 am / Clubhouse

Owner's Annual General Meeting: Saturday, June 8, 2024 at 10:00 am / Clubhouse  
[registration begins at 8:30 am]

### **ADJOURNMENT**

There being no further Board Business for discussion, the Board Meeting was adjourned at 9:50 am.

Respectfully submitted,

*Cindyrae Mehler*  
**INTEGRA Management**

[ Maintenance Report attached ]

# Latitude 49 Maintenance Report

April 2024

1. Ongoing monitoring of the compactor.
2. Ongoing monitoring and cleaning of Hot tub.
3. Ongoing monitoring of retention pond. Keep exit drain clear of debris and trim grass along the bank.
4. Monthly bait stations check (Environmental Pest Control).
5. Ongoing setup for rentals and events, cleanup and reset Clubhouse back for weekly activities.
6. Painted interior walls in laundry room.
7. Andgar check up and service of building furnaces/fireplaces.
8. Koala-T pools installed new filter valves for pool.
9. Lightening Electric completed wiring for pool pumps.
10. Andgar installed new furnaces (2) in Rec building.
11. Painted interior walls in exercise & game room.
12. M&M troubleshoot shop heater.
13. Mowers and equipment serviced for spring at Carl's Mower.
14. Security Solutions repair of cameras at entry.
15. Andgar check up and service on heaters for pool/hot tub.
16. Koala-T pools removed pool cover for remediation project.
17. Pool/Spa area closed for Krisco pool remediation project. 2/19
18. Gateway Control installed surge protector for entry gate.
19. New Heights North irrigation startup. Parts on order for repairs.
20. New Heights North irrigation fixes. 4/4&5