



## LATITUDE 49 RESORT PARK BOARD OF DIRECTORS OPEN MEETING

**DATE:** October 8, 2024  
**PLACE:** Latitude 49 – Clubhouse  
**TIME:** 9:00 AM

WELCOME to all was extended by Board President Don Schleuse to owners who attended the Open Board Meeting.

### **CALL TO ORDER**

President Don Schleuse called the Board Meeting to order at 9:06 am.

### **PRESENT**

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

### **APPROVE MEETING MINUTES**

Motion by Henry Hays to approve 08-27-24 Board Budget Meeting Minutes; 2<sup>nd</sup> by Max Archer; and, PASSED.

### **INTEGRA REPORT/FINANCIALS**

Tess Allison reported the financial standing through 09-30-24, reflecting the following: Peoples Bank operating account balance \$64,680.56, Heritage Bank operating account balance [laundry income] \$25,649.29, Petty Cash of \$165.34; Edward Jones Reserve account of \$396,901.55 and WECU Activity account of \$2,028.43, for a total bank of \$489,425.17. We are under Budget in operating expenses thru 09-30-24 by \$8,324.40. Property inspections continue with reminder calls and letters – with owner response to most issues resolved quickly.

### **TREASURER'S REPORT**

Gary Hall reports he continues to monitor the nine (9) laddered CD's with the Edward Jones broker, advising that as they renew reinvesting into a higher yield CD is occurring.

### **COMMITTEE REPORTS**

► ARCHITECTURAL. Henry Hays reports that since August 27, 2024 the AC Committee has received 22 Architectural Request Forms with 19 being approved/ 3 rejected/ and 1-resubmitted and approved. Beginning in October the AC Committee for the fall and winter months will be meeting every other week [if needed] to review submitted AC Request Forms submitted.

▶ **ACTIVITIES.** Max Archer reports the Activities Committee has remained busy throughout the summer and notes many fall & winter activities are planned. Flyers are posted throughout the buildings reminding all of scheduled activities and also if you go to the Association Website you may view the electronic calendar on the website which will list ALL activities. Some of the planned events are: Friday Night Potlucks [every-other week in the fall & winter months]; Friday Potluck for October 26<sup>th</sup> will be an Oktoberfest Theme; Turkey Day Dinner [Saturday, November 9<sup>th</sup>]; Decorate the Commons for X'mas on Saturday, November 30<sup>th</sup>; Caroling in the Clubhouse on Thursday, December 12<sup>th</sup>; Christmas Potluck on Saturday, December 14<sup>th</sup>; and, Undecorate the Commons on Saturday, January 4<sup>th</sup>. Any questions on association activities, please reach out to Patricia Kazakow or Ann Archer or by email to: [Lat49activities@gmail.com](mailto:Lat49activities@gmail.com).

▶ **GROUNDS & MAINTENANCE.** Henry Hays provided the Maintenance Report from August 27<sup>th</sup> forward noting maintenance has completed closing of the pool for winter [hot tub will remain open for the winter]. Maintenance Report attached.

### **UNFINISHED BUSINESS:**

▶ **AED System [Defibtech lifeline]** – Max Archer reports the AED system has been installed in the Clubhouse, a climate controlled building. He is working with the Fire Department to schedule a date for an onsite local seminar session for proper use of this hands on unit. Max also notes the First Aid Kits have all been updated and refreshed on the property.

▶ **Fall Dumpster [come & gone for the season]** - Henry Hays reports he is pleased that most of the residents in the Park followed the dump rules for proper disposal of items this fall while the seasonal dumpster was onsite. Everything went smoothly this season – and thank you to everyone for being conscientious.

▶ **Pool Closure [wrapped up for the season]** - Henry Hays reports the pool is now CLOSED for the season. The hot tub remains open for fall and winter.

### **NEW BUSINESS:**

▶ **Rules & Regulations [R&R's]** - Don Schleuse advises the R&R's were last updated in 2022. The Board maintains a list of items requiring updating or modification and it is time once again to complete a revision. The Board reviewed the items for updating to the R&R's and following review of the items and edits, Motion was made by Max Archer to adopt the updated Rules & Regulations as presented with an effective date of January 1, 2025; 2<sup>nd</sup> by Henry Hays; and, passed. The updated R&R's will be included in the November Owner Mailing of the President's Letter and payment coupons and will be posted to the Association Website.

▶ **Open Board Position** - Don Schleuse notes there is an open position on the Board with the resignation of Ken Gunderson. The Board wishes to give all interested owners the opportunity to submit in writing their resume for service to the Board by November 8<sup>th</sup>. The Board will then review all submitted resumes so they may move forward with appointment to the vacated position. Resumes may be placed in the Latitude 49 DROP BOX in the mailroom onsite or submitted directly to INTEGRA Management at: [integra@integra2183.com](mailto:integra@integra2183.com).

**\*\* Reminder \*\*** Next Board Meeting Date: Tuesday, January 21, 2025 at 10:00 am - Clubhouse.

**ADJOURNMENT**

There being no further Board Business for discussion, the Board Meeting was adjourned by Don Schleuse at 9:40 am.

Respectfully submitted,

*Cindyrae Mehler*  
**INTEGRA Management**

[ Maintenance Report attached ]

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*OPEN owner Q&A period was held at meeting closure for owners to ask questions of the Board or Management*

*Q&A began at 9:45 am and finished at 9:55 am.*

# Latitude 49 Maintenance Report

Oct 8, 2024

1. Ongoing monitoring of the compactor.
2. Ongoing monitoring and cleaning of Hot tub and pool.
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. New illegal dumping signs installed at compactor
7. Scheduled pool closure Sept 30
8. Clean and place pool deck chairs into storage
9. Seasonal dumpster on site Sept 20-30
10. Repair sink drain in ladies room rec building.
11. Oil change in Latitude truck