

**LATITUDE 49 RESORT PARK
BOARD OF DIRECTORS MEETING MINUTES**

DATE: Monday, October 19, 2009
PLACE: Latitude 49 - Library
TIME: 9:00 AM

PRESENT:

President: Don Schleuse
Vice President: Ina Danielson
Secretary/Treasurer: Ann Archer
Director: Jim Johnson
Director: Charlie Jenkins
Director: Ken Gunderson

ABSENT:

Director: Larry DaShiell

INTEGRA Representative: Cindyrae Mehler

Minutes from the September 15, 2009 Open Meeting were reviewed. Motion by Charlie Jenkins, 2nd by Jim Johnson to approve the minutes, the motion carried unanimously.

Minutes from the Board of Directors Executive meeting on September 15, 2009 were reviewed. Motion by Jim Johnson, 2nd by Ken Gunderson to approve the minutes, the motion carried unanimously.

Jim Johnson reported that a couple of lot owners questioned why only one person was given a fine and restriction for the altercation at the September 15th meeting. The lot owners were told that only one of the people involved was aggressive and the other was protecting himself.

INTEGRA MANAGEMENT REPORT:

Cindyrae Mehler reported on the Financials prepared for the association through 9/30/09, advising that copies have been posted in the mailroom. As of 9/30/09,

Whidbey Island Bank - Lat49 operating account	\$ 41,792.68
Edward D. Jones - Reserves	\$132,105.03
Whidbey Island Bank - Reserves	\$ 21,320.10

Cindyrae reported prepaid dues of \$13,988.23; and, delinquent dues of \$2,505.76. Cindyrae is in contact with the few lot owners who have delinquent accounts. She sends a "reminder" notice at 60 days past due and at 90 days sends a Statement

advising of the "Final 10-day Notice to pay or a LIEN will be filed against the delinquent Lot".

Don Schleuse questioned the actual garbage figures being much higher than the budgeted amount. We had not been aware of the garbage/recycle increase when the 2009 Budget had been made up. Otherwise, the Budget is staying in line with projections.

Compliance letters and notices have been taken in good stride by the owners. One idea is to send out pre-printed "postcards" instead of the common compliance letter. (Maybe a green card for lawns) Additional savings could be captured in time and postage.

Cindyrae reported that the Lat49 office has been slow - mainly keys and reports from the maintenance person. She has had a number of owners ask "Why is the office staffed?" **Starting November 1st, the Lat49 office will go to Winter Hours**

Tuesday from 10am to 12 noon each week. The mail will be checked and picked up each Friday and Dave, in maintenance, will be contacted. Phone calls to the Lat49 office are routed to INTEGRA's Office during "off" hours. The Lat49 office has been very slow lately and as a cost savings measure, INTEGRA has been leaving at 12 noon instead of 12:30pm.

It was suggested that the End of the year 2009 President's letter should talk about what has been happening in the park since 2007.

TREASURER'S REPORT:

A motion by Charlie Jenkins ,2nd by Ken Gunderson, to transfer \$10,000 to the Edward D. Jones account from the reserves account at Whidbey Island Bank to purchase a six month CD. Motion carried unanimously. The regular transfer of funds had not been done during the summer so as to be able to pay for the street maintenance. A discussion was held on how to re-invest the CD's coming due before the end of the year. Motion by Charlie Jenkins, 2nd by Ann Archer to re-invest and stagger these CD's for 3 - 6 - 9 months.

CD's coming due October 21st - \$17,000
December 18th - \$10,000
December 28th - \$10,000
December 31st - \$30,000

The pool repairs for 2010 will be taken out of reserves as a "regular" reserve repair.

COMMITTEE REPORTS

Architectural:

The committee has been slow this month with 3 lot improvements being approved. NOTE: The new and improved *LOT IMPROVEMENT FORM* is available for your use. The committee is on “winter” hours. Forms turned in by Tuesday noon will be reviewed in a meeting a week from that Thursday. This week lag will give the committee members a chance to review the requests. A committee member will collect the forms from the box and Cindyrae will scan and send via e-mail out to the architectural committee members for review.

Kent Walter #10, requested permission to install solar panels on the flat roof on the west side of his cottage. Ken Gunderson to check with the county concerning permits required. Board approves as long as all county and L&I requirements are abided by and the solar panels are mounted flat against the indicated roof.

Activities:

Starting November, Friday pot-lucks will be two times a month instead of every week. Check the Activities calendar in the mail-room for the dates. The Latitude 49 web site also has a listing of up-coming events.

Thanksgiving dinner on November 21st. Christmas events are on the web and in the mail-room.

The basement storage area for decorations is being expanded. Heavy-duty shelves will be put up this winter by volunteers with the assistance of Jim Johnson. Organized and protected, the decorations will be able to be used for more years to come.

The outside lights are up on the buildings - the office and laundry buildings do not have outside power hook-ups. An estimate is in the works to rectify this problem.

Grounds and Maintenance:

A lot owner was reported to be putting their garbage in the clubhouse garbage cans instead of being taken to compactor. Cindyrae will contact lot owner.

Charlie Jenkins gave a review of the winter projects for Dave. Finishing the logs inside of the office building and shampooing the chairs are on the list along with general winterizing and up-keep. (Repair felt on table legs, buff floors, clean gutters and roofs, clean filters, are a few of the to-do list items.) Cleaning the easy chairs and couches will need to be professionally done. Bids are

being taken for this.

Dave is to do on-going clean-up of the compactor/garbage area. Debris tends to collect under the steps.

Charlie Jenkins suggested that screens be put on the windows in the laundry/exercise building that could only be removed from the inside. Not only would it help to keep out the bugs but would also help to deter "late night visitors". Tabled for review by the BOD's at a later date.

John's last day will be October 20th. His hours will be given to Cindyrae for his last check by Wednesday. He can be on call for extra jobs if needed.

The light pole is up in the northwest corner and the light fixture will be installed this next week. Four more lights were found to be on all the time - these to be repaired today - we have the sensors in house.

Barron Heating will be up to check on the thermostats, the temperature settings in the building and to check on the fireplaces

UNFINISHED BUSINESS:

2. Association Document Review with Attorney Hugh Lewis

Another review of the association documents will be held in November. The more we get done before going to Hugh Lewis, the less it will cost. Some concerns were brought up in this meeting. Don Schleuse would like these documents to be ready for an April meeting. Charlie Jenkins has been questioned by lot owners "If I do not vote, does that count as a *yes vote*?" As in elections and votes around the country, only the votes received will be counted. A "non vote" does not count.

2. Recumbent Bike Purchase

A possible recumbent bike was found on sale. Don Schleuse is to check it out and make the purchase if it is a good buy.

3. Clubhouse PA System

The CD player is available for use. A power strip will be provided. A cabinet is needed to house the PA system. A custom made one would look good. Motion made by Don Schleuse and 2nd by Charlie Jenkins to have a cabinet made. Carried by all. Don Schleuse will contact Larry Stoner and a cabinet maker to see

what is needed and what can be done. Larry Stoner will be the point-person on this.

Note: VCR in the activity building is inoperative. A discussion to purchase a new one was held but Jim Johnson says he should have a CD/Video player kicking around his house that he can donate.

4. Pool Bid

Two (responsible) bids were received. Master Pool was \$17,850.00 and Pyramid Pool was \$14,573.00. The major difference between the two bids was the amount of plaster that is needed to complete the job and installation of drain covers per recent compliance requirements. Master Pool is the company that originally put in the pool approximately 16 years ago. Cindyrae will request an updated Bid from Master Pool as the bid received by them includes the installation of drain covers. (The BOD's had the required pool covers installed earlier this year) Both bids have a one year guarantee. Even though Master Pool has the higher bid, the Board leans towards retaining their services once again as they installed the pool to begin with. It has held up very well these many years, and they have responded to questions promptly. This is contingent on their new Bid re-do. The pool project is to be completed before April 30, 2010.

CORRESPONDENCE

The following correspondence was received and reviewed by the Board:

1. Edgar
2. McCarthy
3. Koreski
4. Dall, Walter, Mathews
5. Walter
6. Schneider
7. Dall

NEW BUSINESS

1. Security Patrol Bids

Two bids were received - Ajax and Whatcom Security

Ajax comes out to \$11.50 per night Whatcom Security is \$17.54 a night

A discussion was held concerning the need outside security, what benefits are there, people who have volunteered. Outside security would take the responsibility of late night door and window checking off the shoulders of the Board. We would have a constant protection of our investments. It would give a presence of security around the park, which in turn helps property values.

Motion made by Jim Johnson, 2nd by Ina Danielson to contract with Ajax for 6 months/182 days from November 1, 2009 till April 30, 2010. Passed unanimously. Cindyrae is to contact Ajax. If this works out, we will discuss for a line item for the next budget.

2. Forwarded Architectural Request from Kent Walter

ODD AND ENDS CATCH UP

Don to change Gatekeeper doors to winter hours by November 1st.
Owner's key cards will be active from 6am until 10pm seven days a week.
The main gate and pedestrian gate are active 24 hours, seven days a week.
Jim Johnson to check on if the "in gate" will open automatically when there is a power outage. At this time only the "out gate" opens up.

Next meeting date: Thursday, November 12, 2009 at 9:00 a.m.

There being no further business, the meeting was adjourned at 12:25pm.

Minutes prepared and transcribed by:
Ann Archer