

LATITUDE 49 RESORT PARK

BOARD OF DIRECTORS MEETING MINUTES

DATE: Wednesday, May 12, 2010

PLACE: Integra Office

TIME: 9:30 A.M.

PRESENT:

President: Don Schleuse

Vice President: Ina Danielson

Secretary/Treasurer: Ann Archer

Director: Charlie Jenkins

Director: Ken Gunderson

Director: Larry DaShiell

ABSENT

Director: Jim Johnson

INTEGRA Representatives: Cindyrae Mehler and Tess Allison

Minutes from April 13th, 2010, Board of Directors meeting were reviewed. Motion by Ken Gunderson to approve the minutes, 2nd by Larry DaShiell. The motion carried unanimously. Minutes from April 13th, 2010 Executive meeting were reviewed. Motion by Larry DaShiell to approve the minutes, 2nd by Ken Gunderson. The motion carried unanimously.

INTEGRA MANAGEMENT REPORT/TREASURER'S REPORT:

From last week's park inspections 52 notices were sent out. *Green* postcard infraction reminders for lawns that need attention; and, *Yellow* postcard infraction reminder for weeds that need to be removed.

Delinquency report for dues/late fees through 04-30-10 totals \$2,596.22. Three (3) Liens have been filed and recorded against the delinquent owners units.

Tess Allison provided 2009 End of Year Financial Statements and Auditor's Report.

A line-by-line review of the proposed 2011 Budget was made. New line items added to the budget for 2011

1. Security Patrol Expense
2. Reserve Study Expense – every 3 years need to redo reserve study w/annual updates to the study.
3. Storm Water Expense [BBWarm Fee]

Mailing expense for the Amended & Restated Declaration; and, for the Amended & Restated Bylaws to all owners in the complex was approximately \$1,000.

Over 1/3 of the owners are enrolled on the ACH program, which gives us the new figures for the bank line item fee.

With the approval of the April 13th meeting minutes, \$20,000 was sent to Edward D. Jones for investment in Reserves.

Discussion regarding Auditor expenses for the yearly audit. INTEGRA advised the Board of CPA Vandal's firm, who specializes in condominium audit reports, and of the firms fee quote to do the 2010 Audit for the association, which represents a cost savings of \$2,000 over the fee charged for the 2009 Audit by CPA Stromberg.

Motion to approve the 2011 Budget made by Larry DaShiell with a 2nd by Charlie Jenkins. Unanimous approval for the 2011 Budget as presented.

Cindyrae will post the 04-30-10 financials in the mailroom on Friday.

Garden Club account will be spent down and closed. Charlie Jenkins will discuss this item with the Garden Club.

COMMITTEE REPORTS:

1. Architectural:
4 lot improvement forms approved in April
Lots 27 99 132 290

2. Activities:

Ina Danielson reported: Garage Sale May 22nd

Carol Jenkins is hosting Wednesday coffee

6/5 "Bollywood" an East Indian dinner and live band

6/12 Chili feed and White Elephant sale

Another garage sale is planned for August. Need someone to co-ordinate it

Next Activities meeting is June 19th at 10a.m.

A request for payment for wineglasses purchased for the Activities has not been received by Integra yet. Ina Danielson motions for Integra to pay up to \$75.00 for the purchased wine glasses upon receipt of an invoice; 2nd by Ann Archer. Approved unanimously.

3. Grounds and Maintenance:

A. Bryan Jasiocki is back to work for the summer. Report of "pool in disarray" from the night of May 7th. A letter from Dave/Maintenance described condition of the pool and hot tub area. Possibility of Security locking pool area gates on his nightly rounds and maintenance unlocking in the morning. The Board will ask owners for their input at the upcoming Annual General Meeting.

B. A job list was reviewed with the Board from Grounds and Maintenance (Charlie Jenkins & Jim Johnson) regarding things to be done in 2010 and 2011.

C. A list was reviewed by Charlie Jenkins for Jobs Completed in April and May by maintenance.

D. Integra to contact Environmental Pest for a professional ant/termite spray and controls, including inspection.

UNFINISHED BUSINESS:

1. Street sweeping - Estimated cost is \$250. The company says two to three hours at a cost of \$80 to \$85 per hour. Curb cleaning/sweeping requires a different machine, and a quote has been requested.
2. Update reserve study – Estimate received from Bach & Associates to update the Reserve Study to remain in compliance with statutory

requirements in the amount of \$400. The Board will coordinate with Bach & Associates to complete this update following the AGM.

3. AGM mailing dates/President's Ltr/Nominations Forum – all forms and letters to be sent out Monday May 17th. Saturday, June 5th at the Nominations Forum will be the last day to put your name in for a Board of Director position.
4. Pool fence restoration – upon closer inspection, only the “weep holes” on the pool fence posts are rusting – the integrity of the poles is good. Just a paint job is needed, no costly repairs required.

CORRESPONDENCE:

- A. Oldow
- B. Buckley
- C. Swobody
- D. Purnell
- E. Mello

NEW BUSINESS:

1. Dumpster location – done. Dumpster will be removed first week in June.
2. Pool/Hot Tub vandalism issues – To be discussed at the AGM.
3. New Commercial washer – added to 2011 Budget.
4. Change of Auditor for 2010 – done. Substantial cost savings to association.
5. Fax/scanner – old fax/phone ,sometimes working/most times not, during the winter. Motion by Larry DaShiell for Integra to buy a new multi-purpose wireless fax/scanner router not to exceed \$600 to replace the existing failing fax machine. Ann Archer 2nd. All approved.
6. Clubhouse BBQ Deposit – done - Motion made by Charlie Jenkins that an additional \$25 non-refundable rental fee be charged for the use of the BBQ when the clubhouse is being rented out and the party wishes to use the BBQ as part of the clubhouse rental package. 2nd by Ann Archer. 3 for, 1 opposed Larry D., 1 abstained Ina D. Motion carried. Integra requested to update the Clubhouse Rental Agreement accordingly.

7. A final owner **Question & Answer** session with attorney Hugh Lewis is scheduled for the Annual General Meeting on Saturday, June 12 to discuss the Amended & Restated Declaration and Bylaws.

The next meeting of the Board will be Saturday, June 12th, 2010, following the AGM.

There being no further business, the meeting was adjourned at 12 Noon.

Minutes prepared and transcribed by:

Ann Archer

Board Secretary/Treasurer