



LATITUDE 49 RESORT PARK

BOARD OF DIRECTORS – OPEN BOARD MEETING

DATE: Tuesday, January 19, 2016
PLACE: Latitude 49 - Clubhouse
TIME: 10:00 AM

A WELCOME was extended to all owners who were able to attend the Board Meeting at 10:00 am. An open forum Q&A Session was held to answer any questions from the audience from 10:00 am until 10:15 am.

CALL TO ORDER

Vice President Ken Gunderson called the regular Board Meeting to order at 10:15 A.M.

PRESENT

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|---|--------------------------------------|
| Ken Gunderson – Vice President | Gary Hall - Treasurer |
| Henry Hays - Board Member/Maintenance Liaison | Don Schleuse – President [via phone] |
| Cindyrae Mehler – Integra | Tess Allison – Integra |

ABSENT

Lynn Button - Secretary [work conflict]

PAST MEETING MINUTES

Motion to approve 11-10-15 Board Meeting Minutes by Henry Hays; 2nd by Gary Hall; and, PASSED.

Motion to approve Executive Meeting Minutes from 11-10-15, 11-17-15, and 12-10-15 by Henry Hays; 2nd by Gary Hall; and, PASSED.

INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through 12-31-15, reflecting the following: Peoples Bank operating account balance \$46,901.71, Heritage Bank operating account balance [laundry income] \$4,311.01, Reserve accounts of \$228,650.45, and WECU Activity account of \$2,262.44 for a total bank of \$282,290.95. We ended 2015 running under budget in our budgeted expense items, over budget in our capital expense items – which was a result of the late August summer storm and required tree removal in the park – and finished the calendar year \$9,063.12 to the good.

Cindyrae Mehler reports park inspections by management and the Board have continued with very few lots out of compliance, and most problems have been handled through phone calls to owners advising of trailer skirting failure, pet issues and similar minor items to be remedied.

TREASURER'S REPORT

Gary Hall advises that he keeps in touch with the financial planner at Edward Jones (the reserve fund accounts), and he continues to monitor the CD investments held by the association.

COMMITTEE REPORTS

▶ **ARCHITECTURAL.** Henry Hays reports that five (5) Architectural Requests have been reviewed; and all five (5) were approved.

▶ **ACTIVITIES.** Gary Hall reports there is \$2,262.44 in the WECU Activities account; and, that through the help and diligence of park members contributions of \$400 each were made to both Lydia House and Agape House. Additionally contributions were made to the Family Christmas Fund. He reports it has been great work done by all volunteers and participants and is hopeful other park members will join in for this rewarding fun – and THANK YOU's!! are extended to all who have helped throughout the past year.

▶ **GROUNDS & MAINTENANCE.** Ken Gunderson reports our maintenance personnel remain busy keeping up with winterizing the commons property, leaf/needle & branch cleanup, repairs to fencing, deep cleaning of the common buildings, and many other winter projects.

UNFINISHED BUSINESS:

1. Change of Insurance Company: Following review and consideration of bids for the Master Policy Insurance, the Board elected to change the association's insurance which was previously brokered through Rice Insurance LLC and held with Enumclaw Insurance Group to a local agent with Farmers Insurance Group. The change was made due to a more competitive and better coverage offer from Farmers Insurance Group, and included an additional cost savings to the association in the premium.

NEW BUSINESS:

1. Additional security camera installation: Ken Gunderson reports that additional security cameras are in the process of being installed and wired into the main system for the office and the main building [ping pong/quilting] rooms. The increased camera security coverage is being added to assist with potential safety factors for all owners, residents, employees and guests of Latitude 49 and to assist with rule enforcement (compactor area illegal dumps, pets off leash, etc.). Henry Hays & Gary Hall report the security cameras have greatly helped with bringing violators into compliance on compactor issues and improper disposal of items. Compactor repairs are extremely expensive when inappropriate dumping of items occurs.

2. Laundry Room/ increase machine use/cost per load: Henry Hays reports he is looking into various options for the laundry room (leasing the machines vs. the Park owning the machines); and, is researching the proposal of an increase by .50 cents/per load use on the machines to keep the use cost at a consistent level. He is concerned the Park may be losing money on the laundry room. Henry Hays will complete his research on water costs, machine repair costs, and leasing options that may be available to the Park – and will report more at the next meeting.

3. Required RV Inspections: Ken Gunderson reminds everyone of how important it is to stay in compliance with the Park's Rules & Regulations, and that all units/park models/and vehicles allowed for placement in the park must be in new condition and are to be approved by the Architectural Committee **prior to** bringing them into the park.

4. Owner's pet cleanup: Henry Hays and Gary Hall emphasize the Park receives a number of complaints of owners failing to clean up after their pet(s), and pets being off-leash. One area that is a habitual problem for improper pet cleanup of fecal matter is the open area behind the garbage compactor. It is important for all pet owners to be aware, conscientious and pro-active in taking care of their pet(s). The Board reminds all owners/residents of the Park that fines will be imposed in accordance with the Park Rules & Regulations for non-compliance and pet infractions [not pickup up after your pet, pet off leash, continuing barking, etc.] .
5. The next Open Board Meeting Date is Tuesday, April 26, 2016 at 9:00 am in the Clubhouse.
REMINDER: Save these dates –
The Candidate's Forum: Saturday, June 4, 2016 at 10:00 am.
Owner's Annual General Meeting Date: Saturday, June 11, 2016 at 10:00 am.
Registration will begin at 8:30 am.

ADJOURNMENT

There being no further ordinary business, the Board Meeting was adjourned at 10:50 a.m., and the Board moved to Executive Session to review the delinquency roll and legal issues.

Respectfully submitted,

Cindyrae Mehler
Property Manager