

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

DATE: **October 1, 2008**
PLACE: **Latitude 49 Offices**
TIME: **10:30AM**

PRESENT:

President:	Denny Beaudin	Treasurer:	Ann Archer
Vice Pres:	Ina Danielson	Secretary:	Donald Schleuse
Director:	Jim Johnson	Director:	Charlie Jenkins
Director:	Larry DaShiell		

Integra Representative: Cindyrae Mehler

Motion by Jenkins, 2nd by Johnson to approve the corrected minutes of August 4, 2008, motion carried.

Motion by Archer, 2nd by DaShiell to approve the minutes of the September 8, 2008 open meeting, the September 8, 2008 closed meeting, and minutes of the September 12, 2008 and September 17,2008 meetings, motion carried.

Integra Report

Most of the Association documents have been received from Landmark. They were collected by the Association Secretary on Monday afternoon and the funds were deposited Tuesday morning in Whidbey Island Bank. Only part of the payroll documents were received and the management fees charged by PMP have not been returned.

Association members have been notified of the change in management companies via a mailing.

Integra's home office is located at: 1321 King St., Ste 1, Bellingham however, the land/fax service is not hooked up yet. Comcast is expected next week and as soon as phone numbers are known, the info will be posted on the website.

The Association office will be staffed twice a week through November; Tuesdays from 10AM to 1PM and Fridays 10AM to 12PM. There will be no staffing on holidays and no staffing on Friday, November 28th.

Treasurers Report

There is one \$10K bond maturing today. Motion by Schleuse, 2nd by DaShiell to purchase a six month maturity bond at best rate using the funds from the matured bond, motion carried.

Committee Reports

Architectural

Twenty Five applications have been processed and have been placed in the box for pickup. There are still 14 that have not been picked up.

The owners of lots 76 & 77 have combined the lots in order to construct a carport on the property line. It was noted that the Declaration states that before combining lots, permission is required of the Board before doing so. Combining of lots affects the voting power of the owners and affects the percentages when voting amendments to the By-Laws and Declaration. Integra will contact the owners.

Director Johnson will extract portions of the county code that might affect construction projects within the park and have them available in book form to interested parties.

Activities

Minutes of the last activity meeting have been posted in the mail room.

The next activity meeting will be on October 11 at 10AM in the clubhouse.

There have been some questions and suggestions from the Activity Committee in relation to rental of the clubhouse. Ina will once again inform the Committee of the current rental procedures.

Maintenance

A lady in the Sea Links development has complained about one of our trees on the south parameter. She is worried that it will break and portions will fall on the lot. She was informed that it will be taken care of next year.

The amount of sick days and vacation days earned by the maintenance person was discussed.

Sections 2.5 and 2.6 of the Integra contract were discussed.

Building checks during the winter hours was discussed.

It was noted that the cell phone currently used by Dave was acquired by PMP and should be returned. Motion by Jenkins, 2nd by DaShiell that cell phone service with start up costs not exceed \$250 and monthly fees at best rate be purchased, motion carried.

Motion by Johnson, 2nd by DaShiell to purchase a replacement treadmill at a cost not exceed \$800, motion carried with two abstentions.

Unfinished Business

The reserve study should be available by the next meeting

The Board Manual is still a work in progress. An attempt will be made to streamline the document.

Paving repairs are budgeted for next year and no bids have been solicited.

The parking lot striping previously delayed will be completed.

Motion by DaShiell, 2nd by Schleuse for Integra to obtain bids for the installation of Hardi board on the maintenance building, motion carried.

Installation of the sidewalk leading from the parking area to the mail room was discussed. Motion by DaShiell, 2nd by Johnson to postpone the installation to a later date, motion carried.

Correspondence

Brandt

Moller

Schneider

Edgar

Petition

New Business

The Edgar hearing was discussed. The results will be communicated to the Edgars by Integra.

The 2009 Nominating Committee was discussed. During the winter months, potential members will be contacted to query their interest. Selection will occur in the spring.

There have been some complaints about the poor quality of sound from the clubhouse entertainment system. It was suggested that some good quality speakers be placed in strategic positions would help. Some research will be done to correct the deficiencies.

The Rules & Regulations previously adopted on October 10, 2007 were discussed. Motion by Jenkins, 2nd by DaShiell to delete references made to "Property Management" and replace with "Integra Condominium Association Management", motion carried. Motion by Jenkins, 2nd by DaShiell to adopt the Rules & Regulations as amended, motion carried.

The next meeting will be held on November 10, 2008.

Donald L. Schleuse
Secretary