

LATITUDE 49
Board Meeting
Wednesday, October 10, 2007

Board met in Executive Session on October 10, 2007, at 9:00 a.m. with Denny Beaudin, President, presiding. In attendance were: Don Schleuse, Secretary, Ann Archer, Treasurer, and Directors Ina Danielson and Charlie Jenkins.

Vice President Courage was absent with notice.

PMP was represented by Tess Allison, CindyRae Mehler and Joe Hawks.

PMP, Inc. Report

Financials for the month of August were presented and have been posted in the mail room. The September report cannot be finished until information has been received from the Activities Committee. Jeanie Hartman is the new Treasurer for the Committee and has been briefed as to what info is needed and is expected this week.

There are three lots in serious arrears and a letter giving the required 30-day Notice of Lien if payment is not received will be sent by PMP both Regular 1st Class Mail and Certified Mail/Return Receipt Requested.

Ten non-compliance letters were sent out in September.

The mail-in ballot timeline will be developed by the Association Secretary in conjunction with PMP, Inc.

Routine inspections of the park will be done every second Tuesday during the winter months [October thru March]; and during the summer months, routine inspections will be done on the second and fourth Tuesdays of each month [April thru September]. A designated Board Member will accompany PMP, Inc. on all inspection tours.

Unfinished Business

Motion by Jenkins, 2nd by Archer to approve the Minutes of August 29, 2007, all in favor, motion carried.

Motion by Jenkins, 2nd by Archer to approve the Minutes of September 12, 2007, all in favor, motion carried.

President Beaudin presented a draft of his President's Report and asked for any input.

The Ad Hoc Committee formed in July for Review of Governing Documents submitted their report to the Board in September. The Board will review the report and place further action on the spring agenda.

Motion by Jenkins, 2nd by Schleuse to appoint Jim Johnson to the Board to fill the vacancy created by the resignation of Jim Wilson, all in favor, motion carried.

Treasurer's Report

As of August 2007:

Checking Account	\$23,905.21
Whidbey Reserve	\$23,288.73
Edward Jones	\$41,305.55

Committee Reports

Architectural

Max Archer has been working with the realtor representing Lot 110 to resolve the parking issue.

Activities

Jeanie Hartman has assumed the Treasurer's position vacated by Joene Olsen.

Budget & Finance

\$10,000 has been moved from the Whidbey Island account to Edward Jones for investment in a 5% CD.

Grounds & Maintenance

Barron Heating will be out to check and set the building thermostats. It was noted that the Activities Building gas bill was \$509.13 - just for the month of January 2007.

There is some dry rot in the mail room door and the west door of the Activities building. These will be replaced this spring.

The fire department made an inspection and stated that things look pretty good. They do have a concern with plants around a few fire hydrants, specifically on lots 79, 284, and 247. Lots with fire hydrants on them will be sent a copy of the fire department regulation to maintain a three foot clearance around fire hydrants and be requested to come into full compliance.

Grant Osberg of Osberg Construction sent a reimbursement check in the amount of \$455.00 to pay for log trimming. These were the logs that extended out beyond the drip line - a condition that has existed since the buildings were constructed.

Most of the cattails have been removed from the pond and the task should be completed this week.

In February of this year, Brite Solutions charged the Association \$442.22 to replace seven street lights. This past month, the Association rented a lift and changed seven lights for \$178.86 - thereby saving the Association \$263.36

The state president for the MHOA will forward information to President Denny Beaudin clarifying issues regarding a proposed change to a 55+ park.

Director Jenkins has been gathering info for the purchase of lot number signs for those lots needing one. A substantial discount may be available depending on the number of signs ordered. It is suggested that a sign-up sheet be placed in the mail room this spring.

Charlie reports that by shutting down three unneeded water heaters in the Activity Building, the Association saved \$322.00 in 2007 compared to the same time period in 2006. This indicates a savings of over \$600 annually.

Rules & Regulations

Motion by Jenkins, 2nd by Archer to amend Section 22: Owner's Parcel Maintenance, item 11, to read as follows:

"Lawns shall be maintained and if upon inspection they are unkempt and exceed six inches in height, an immediate fine may be assessed."

All were in favor, motion carried.

Correspondence

As read and filed.

New Business

At the request of a member, the Board revisited the results of the June AGM at which it was reported that Policy Resolution No. 2, a change to By-Laws Article II section (9), allowing mail-in ballots passed. Further investigation revealed that the resolution did not receive enough allocated votes to pass. Minutes of the June 2007 AGM will be corrected to reflect the resolutions defeat.

In accordance with Article VIII section (2) of the By-Laws, a motion was put forth by Jenkins, 2nd by Schleuse, to amend the By-Laws Article II section (9) using the same wording as presented to the membership at the June 2007 AGM. The amended By-Laws to read as follows:

Proxies and Voting by Written Ballot. Votes allocated to a Unit may be cast in person, by a written ballot or pursuant to a proxy duly executed by the Owner.

- (a) Proxies: Proxies may be sent to Unit Owners by regular mail, facsimile transmission and/or email. A written proxy may be sent by an Owner to the Association by regular mail or facsimile. A written proxy shall not be valid unless it is signed by the Owner and received by the Association Secretary or other such person as designated by the Board of Directors a minimum of 48 hours before the date of the meeting at which it is to be counted. Any owner of a Parcel may vote or register protest to the casting of votes by other owners of the Parcel through a duly executed proxy. An Owner may not revoke a proxy given pursuant to this section except by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. Unless stated otherwise in the proxy, a proxy terminates eleven months after its date of issuance.
- (b) Ballots: Ballots may be sent to Unit Owners by regular mail, facsimile transmission and/or email. A written ballot may be delivered in person or sent by an Owner to the Association by regular mail. A written ballot shall not be valid unless it is submitted as per the guidelines

outlined by Whatcom County Auditors Office – Election Division for mail-in ballots. Ballots must be received by the Association Secretary or other such person as designated by the Board of Directors a minimum of 48 hours before the date of the meeting at which it is to be counted. A written ballot shall be deemed the equivalent of a directed proxy, irrespective of its form; a ballot may designate an individual either by name or by general description (e.g., "any Officer of the Association") and therein instruct such person how to vote on the matters to be decided at the meeting for which the ballot is prepared. Alternatively, it may consist of any form prepared by the Board for obtaining votes on the matters constituting the business of the meeting. In the event that the Board desires to prepare a written ballot for use at a meeting, copies thereof shall be served with the Notices of such meeting.

All were in favor, motion carried unanimously.

Motion to adjourn by Jenkins, 2nd by Archer, all in favor, motion carried.

The next scheduled Board of Directors meeting will be held on Monday, November 12, 2007, at 9:00 a.m.

Donald L. Schleuse
Secretary