

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

DATE: May 12, 2008
PLACE: Latitude 49 Offices
TIME: 10:00 A.M.

CALL TO ORDER:

President Denny Beaudin called the meeting to order at 10am.

PRESENT:

Secretary:	Don Schleuse	Treasurer:	Ann Archer
Director:	Ina Danielson	Director:	Jim Johnson
Director:	John Courage	Director:	Charley Jenkins

Present: PMP, Inc. Representatives: Tess Allison, Broker & Joe Hawks

PAST MEETING MINUTES:

Motion by Schleuse to accept the minutes of April 14, 2008 as printed and distributed, 2nd by Jenkins, motion carried.

PMP REPORT:

All bills have been paid to date. The rent roll collections are going smoothly with the exception of one lot. The owner will be sent a notice of intent to lien. Inspection of the park will be done on the 13th of May. Response to past violation letters has been good.

UNFINISHED BUSINESS:

Re-stripping of the parking lot was discussed. Director Jenkins said that he has been inspecting the area around the commons buildings and feels that there is some roadwork that needs to be done before any re-stripping. He requested a walk around following today's meeting. Motion by Schleuse, 2nd by Jenkins, to table the striping pending further assessment of the road condition. Motion carried.

Director Jenkins stated that he priced the commercial clothes washers available at Sears and Lowes. The approximate cost will be in the \$1000 plus tax range. Director Johnson had information in support of the pricing from other sources. Director Jenkins said that the broken washer should be repaired this week. There was further discussions concerning purchasing a washer versus a commercial dryer. Director Archer stated that a commercial size dryer might make better use of the available space. Director Johnson will research the costs of a commercial dryer. Motion by Schleuse, 2nd by Jenkins to table purchase of washer pending further info, motion carried.

Committee Terms of reference were to be discussed in detail. The President stated that this should be delayed until after the AGM and new committee members are selected. Motion by Jenkins to table until after the AGM, 2nd by Schleuse, motion carried.

The Board was also going to discuss a draft of a board manual. Director Jenkins stated that this should be discussed when new board members are seated following the AGM. Motion by Jenkins, 2nd by Schleuse to table until after the AGM, motion carried.

The defibrillator discussion, which was tabled in the September 11, 2006 Board meeting, was brought to the table for further discussion. It was noted that Danny Bernard spoke about the problems with portable units at the April open meeting. Motion by Schleuse, 2nd by Jenkins to table permanently with no further discussion or consideration, motion carried.

Motion by Jenkins, 2nd by Schleuse that the funds set aside in a savings account for the defibrillator be transferred to the activities operating account and the savings account be closed. Motion was carried with two abstentions.

TREASURERS REPORT:

The 2009 budget was reviewed. One line item in the amount of \$20,000 for street repair was added. Motion by Jenkins, 2nd by Archer to raise the 2009 dues assessment to \$75 per lot enabling the continuance of reserve funding at the current limit, motion carried.

Archer made a motion, 2nd by Jenkins to promptly transfer \$10K from the reserve account at Whidbey Island Bank to Edward Jones for further investment.

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COMMITTEE REPORTS:

Architectural:

Committee report presented to the Board by Director Courage. Seven applications were processed in April and five to date for May. Several issues with building permits and occupancy permits have been expressed to the county.

Activities:

Treasurer Archer gave an overview of past and future activities and stated that information will be posted on the website and on bulletin boards within the park.

The park cookbook is currently for sale at a cost of \$10.

The BBQ is in need of repair at a cost of approximately \$280. Motion by Jenkins, 2nd by Courage to repair it with the funds supplied from the Maintenance fund, motion carried.

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Budget and Finance:

No report

Rules and Regulations

No report

Grounds and Maintenance:

The beaver that was living in the pond has been relocated by the state contractor.

Several options are being explored for the pool/maintenance building. One option is installing hardy plank siding.

The roads have some problems, mainly in the area around the commons buildings. Whatcom County Building Supply has looked at all the roads and says it should be 15-20 years before any serious works needs to be done. There are some seams that need to be resealed and that could be a summer project for the Grounds& maintenance Committee.

Weed growth in the gutters needs to be addressed. Association maintenance personnel will spray the gutters later this spring.

Caulking on the buildings will be done this summer.

NEW BUSINESS:

Letter from Hugh Lewis was discussed. Further action will be taken after the AGM.

A reserve study will be commissioned to comply with recent changes in state law. PMP has previously requested a bid for a Reserve Study quote from David Bach & Associates, LLC. We anticipate receiving a quote within the next 2-weeks. PMP will seek a second reserve study specialist to submit a bid for a Reserve Study quote of the Latitude 49 complex.

The AGM packages will be mailed out very shortly. This year, resumes of all candidates will be included. The candidates' open forum will be held on June 7 at 10am in the Clubhouse. The AGM is scheduled for May 31 at 10 am in the Clubhouse. It was determined that there are two 3-year and one 1-year position to be filled.

COMMUNICATIONS:

Two letters were received and filed. Answers will be sent to the authors.

ADJOURNMENT:

The President entertained a motion to adjourn which was made by Director Courage and 2nd by Director Jenkins, motion carried.

Respectfully submitted,

Don Schleuse, Secretary