



LATITUDE 49 RESORT PARK

BOARD OF DIRECTORS – OPEN BOARD MEETING

DATE: Tuesday, January 29, 2019
PLACE: Latitude 49 - Clubhouse
TIME: 9:30 A.M.

A WELCOME was extended to all owners who were able to attend the Open Board Meeting.

An OPEN owner Q&A period will be held at conclusion of the meeting for owners to ask questions of the Board or Management.

CALL TO ORDER

Max Archer, Board Secretary, called the Board Meeting to order at 9:30 AM.

PRESENT

Max Archer – Secretary
Gary Hall - Treasurer
Henry Hays - Board Member/Maintenance Liaison
Cindyrae Mehler – Integra
Tess Allison – Integra

Absent: Don Schleuse – President [travelling]; and, Ken Gunderson – Vice President [travelling]

PAST MEETING MINUTES

Motion to approve 11-06-18 Board Meeting Minutes by Henry Hays; 2nd by Gary Hall; and, PASSED.
Motion to approve 11-06-18 Executive Board Meeting Minutes by Henry Hays; 2nd by Gary Hall; and, PASSED.
Motion to approve 12-04-18 Special Board Meeting Minutes by Henry Hays; 2nd by Gary Hall; and, PASSED.

INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through 12-31-18, reflecting the following: Peoples Bank operating account balance \$106,402.41, Heritage Bank operating account balance [laundry income] \$16,115.92, Petty Cash of \$165.34; Edward Jones Reserve account of \$294,479.55, and WECU Activity account of \$3,130.18 - for a total bank of \$420,293.40. We finished the 2018 year under Budget, and an additional DEPOSIT of \$20,000 was made to reserves in December 2018.

Cindyrae Mehler reports park inspections by management and the Board continues. With the local weather trend improving and getting on track for spring lot maintenance – 32 reminders have gone out to unit owners [phone calls, letters, infraction notifications] ranging from general cleanup, moss removal, parking, fencing, trees, etc. Management makes every effort to reach the unit owners by phone initially on non-compliance issues for gentle reminders to bring the lots into compliance.

TREASURER'S REPORT

Gary Hall advises he continues to monitor the five (5) laddered CD's and reinvest funds as they mature. Gary Hall reports interest rates on investments continue to be on the rise and as funds are reinvested, he works together with the Edward Jones broker to obtain the highest rate of return for the association.

COMMITTEE REPORTS

► **ARCHITECTURAL.** Henry Hays reports the committee has reviewed 15 architectural requests since the last Board Meeting; 14 were approved; and, 1 is to be resubmitted. The committee currently meets every other Wednesday following coffee/donuts to review and respond to AC Requests received. Henry Hays reminds everyone once again that only one (1) request is to be made on each Architectural Request Form submitted. This is required so the AC committee may review and respond to each request as a separate item.

► **ACTIVITIES.** Gary Hall reports the Activities Committee met on January 5th and they are working to set up their schedules and themes for the 2019 year. Ann Archer and Patricia Kazarow chair the Activities Meetings. A spaghetti feed is planned for Saturday, February 9th – details will be posted in the Mail Room and on the website activities calendar. The next Activities Meeting is scheduled for Saturday, March 16th.

► **GROUND & MAINTENANCE.** Henry Hays reports the garbage compactor continues to be monitored closely due to the continuing saga of some residents failing to properly dispose of their garbage. The Board reminds everyone to ONLY put approved items in the compactor for disposal. Maintenance callouts are extremely expensive. If you observe an illegal dump, please contact INTEGRA Management with the date and time of the incident. The security camera footage will be reviewed and photo's of non-compliance will be printed, reviewed by the Board, and violators will be pursued in accordance with the R&R's. Henry further reports some of the larger ticket items completed since the last Board Meeting include: all furnaces have been serviced by Barrons, All of the chairs now have new felt feet secured with Gorilla Glue to protect the wood floors. The mowers have been serviced. New flags are flying. The leaves have been picked up and disposed of throughout the complex. On-going monitoring and cleaning of the hot tub. Annual fire suppression work has been completed and all fire extinguishers have been serviced. The sump pump in the crawl space of the Postal Building is re-primed and working properly. New shelving has been assembled in the basement for kitchen items. Max reminds everyone the hot tub is not a bathtub – if you use the hot tub be sure to shower/wash first prior to entering it. Also, a reminder smoking is NOT allowed in the pool/hot tub area.

UNFINISHED BUSINESS:

1. **Speed Bumps:** Max Archer reports the Board is continuing work on selection, location, and the number of speed bumps to be completed throughout the Park in 2019. It is anticipated an asphalt 31' long speed bump will be installed at the Park Entrance [specifics as to the height of the speed bump have not been determined yet]. It is anticipated asphalt 19' long speed bumps will be placed on roadways in the Park at locations not firmly designated yet by the Board as of this date.
2. **Golf Cart Registration:** Max Archer reminds everyone that in accordance with the R&R's all residents in the park with golf carts must complete the Registration Form and submit it to INTEGRA Management. Henry Hays reminds everyone that golf carts must clearly designate the Lot # they are associated with. Drinking of alcoholic beverages is NOT allowed while operating a golf cart in the Park.

3. Pool Bracelets: Max Archer reports the Board is reviewing options and colors for pool bracelets. When the Board has made a decision and selected the bracelet type - the pool bracelets will be ordered and each Lot in the Park will receive six (6) pool bracelets. Pool bracelets must be worn and clearly displayed at all times upon entrance to the pool/hot tub area.

NEW BUSINESS:

1. Max Archer reports the Board has requested an arborist to look at the large trees lining the entrance driveway to the Park. The arborist has been requested to prepare a report to the Board. When the arborist report is received, the Board will review the report so they will be prepared to make an informed decision reference any work to be done on the trees.
2. Henry Hays reports the tentative date scheduled for Opening the Pool is May 11th [Mother's Day Weekend].
3. DATE OF NEXT BOARD MEETING: Tuesday, April 23, 2019 at 9:30 am in the Clubhouse.

ADJOURNMENT

There being no further ordinary business, the Board Meeting was adjourned at 10:10 AM. The Board will move to Executive Session following this meeting to review the delinquency report.

Respectfully submitted,

Cindyrae Mehler
INTEGRA Management