



**LATITUDE 49 RESORT PARK
BOARD OF DIRECTORS – OPEN BOARD MEETING**

DATE: January 14, 2020
PLACE: Latitude 49 – Clubhouse
TIME: 10:00 A.M.

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

An OPEN owner Q&A period was held prior to the Open Board Meeting for owners to ask questions of the Board or Management [there were no questions].

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
Tess Allison – Integra

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

APPROVE MEETING MINUTES

Motion to approve 10-17-19 Board Meeting Minutes by Henry Hays; 2nd by Gary Hall; and, PASSED.

Motion to approve 11-15-19 Executive Board Meeting Minutes by Henry Hays; 2nd by Gary Hall; and, PASSED.

INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through 12-31-19, reflecting the following: Peoples Bank operating account balance \$124,200.18, Heritage Bank operating account balance [laundry income] \$9,475.17, Petty Cash of \$165.34; Edward Jones Reserve account of \$356,447.67, and WECU Activity account of \$3,323.84 - for a total bank of \$493,612.20.

TREASURER'S REPORT

Gary Hall advises he continues to monitor the five (5) laddered CD's and reinvest funds as they mature. The Association is currently 90 percent funded. Gary explained the operating expenses through 12-31-19 reflect we come in over budget as the Board made the decision to overlap work days with employees to provide more coverage to the association on landscape and maintenance needs and providing employee medical insurance and raises to compete in this employee job market.

COMMITTEE REPORTS

- ▶ **ARCHITECTURAL.** Henry Hays reports there have been 36 requests since the last meeting. All 36 were approved and 2 are working with the committee to ensure compliance.
- ▶ **ACTIVITIES.** Gary Hall reports the last meeting went well. There were some questions about building use and some informative building plaques have been installed in each building with use instructions. The Clubhouse is the only area that can be rented for private individual use.
- ▶ **GROUNDS & 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 hot tub is cleaned every Wednesday, maintenance has kept up on the chair feet to keep the Clubhouse floor in good condition and the pond was recently cleaned out. The Board is very happy with the current employees.

UNFINISHED BUSINESS:

Speed Bumps: This item was tabled for the next Board Meeting.

Snow Removal: Gary reported this is a difficult decision each year because as the roads are plowed, driveways are then blocked. At this time there will not be snow removal.

Pool Opening: The pool is scheduled to open Mother's Day weekend on Saturday, May 9, 2020, weather dependent.

DATE OF NEXT MEETING: The next OPEN Board Meeting is scheduled for Tuesday, April 28, 2020 at 9:30 am in the Clubhouse.

ADJOURNMENT

There being no further Board Business for discussion, the meeting was adjourned at 9:50 pm.

Respectfully submitted,

Tess Allison
INTEGRA Management