



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

DATE: February 16, 2021
PLACE: Latitude 49 – Board Room [Covid – adhere to social distance requirements]
TIME: 9:30 AM

CALL TO ORDER

Vice President Ken Gunderson called the Board Meeting to order at 9:30 AM.

PRESENT – Attendance in person / by phone/ or ZOOM

Don Schleuse – President
Ken Gunderson - Vice President
Max Archer – Secretary
Henry Hays - Board Member/
Maintenance Liaison
Gary Hall - Treasurer
Cindyrae Mehler – Integra
Camille Martin – Integra

APPROVE MEETING MINUTES

Motion by Henry Hays to approve 11-10-20 Board Minutes; 2nd by Max Archer; and, PASSED.

Motion by Henry Hays to approve 11-10-20 Executive Board Minutes; 2nd by Gary Hall; and, PASSED.

INTEGRA REPORT/FINANCIALS

Cindyrae Mehler reported the financial standing through 01-31-21, reflecting the following: Peoples Bank operating account balance \$131,194.65, Heritage Bank operating account balance [laundry income] \$15,699.42, Petty Cash of \$165.34; Edward Jones Reserve account of \$433,004.25, and WECU Activity account of \$2,530.60 – for a total bank of \$582,594.26. INTEGRA Management continues to stay in close contact with the units out of compliance in the Park and all Owners are making an effort to come into compliance.

TREASURER'S REPORT

Gary Hall advises he continues to monitor the laddered CD's and reinvest funds as they mature.

COMMITTEE REPORTS

- ▶ ARCHITECTURAL. Henry Hays reports since 01-01-21, seven (7) Architectural requests have been received and all have been approved.
- ▶ ACTIVITIES. No report. COVID restrictions / activities in the Park will resume when the Governor lifts meeting restrictions.
- ▶ GROUNDS & MAINTENANCE. Maintenance Report attached.

UNFINISHED BUSINESS:

Log scheduled maintenance resealing: Inspection and Bid scheduled for 02-23-21 by Jeff Kyger with NW Log Home Care.

Pond dredge plan: This will be completed in August 2021.

Doors software upgrade: Don Schleuse and INTEGRA are working together with vendors to seek upgraded system information for the main entry gate and building doors as a capitol project for the future.

North berm split rail fence: Park maintenance staff continue to remove and dispose of the rotten fencing in this area. We anticipate to have this project done by the end of Spring - weather permitting.

Spring Dumpster: The Spring Dumpster will be brought in on 05-21-21 and will leave on 05-31-21.

Reserve Study [30 year Association Plan]: The Board uses the Reserve Study as guidance to review capital projects as they come up and obtains Bids on an as needed basis.

The next Board Meeting is scheduled for Tuesday, April 20, 2021 at 9:00 am – contingent on the Governor's COVID meeting restrictions in place at that time / may be an open meeting [if allowed].

ADJOURNMENT

There being no further Board Business for discussion, the meeting was adjourned at 10:05 am.

Respectfully submitted,

Camille Martin
INTEGRA Management

Latitude 49 Maintenance Report

February 16th, 2021

1. Ongoing monitoring of the compactor.
2. Ongoing monitoring of pool (adding one gallon of chlorine ones a month); pool was winterized. Hot tub (running pumps continually due to really cold temperatures).
3. Repair of hot tub cover (in process).
4. Ongoing monitoring of retention pond due to high volumes of rain, clearing cut branches from drain.
5. Irrigation system winterized, one pipe broke during the process and was fixed next day.
6. Dumpster camera malfunctioning, several visits from Security solutions (camera replaced).
7. Lawn care equipment sent for service (zero turn mower, self propel mower, leaf vacuum, backpack blower, two weed eaters and one edger).
8. Annual alarm testing (Guardian Security) November. Two weeks later they replaced a dozen of alarm sensors due to a recall.
9. New gym equipment installed (fitness gear and training).
10. New Battery and cable installed in Truck.
11. Two washing machines fixed (two new transmissions and two new clutches, one tub replaced).

12. Monthly bait stations and three visits to spray around buildings (environmental pest control).
13. Barron Heating annual service (October).
14. Furnace motor in club house replaced.
15. New water pump for maintenance truck, additives and light bulb for license plate.

ARCH Report 2-16-2021

Jan 1 - to Feb 16

7 Request (Yes)

Sept 29 to Jan 1 2020

9 Request Yes