

LATITUDE 49 RESORT PARK BOARD OF DIRECTORS MEETING - COVID

DATE: April 20, 2021

PLACE: Latitude 49 – Board Room [Covid – adhere to social distance requirements]

TIME: 9:00 AM

CALL TO ORDER

President Don Schleuse called the Board Meeting to order at 9:00 AM.

PRESENT

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

Cindyrae Mehler – Integra Tess Allison – Integra

APPROVE MEETING MINUTES

Motion by Ken Gunderson to approve 02-16-21 Board Minutes; 2nd by Max Archer; and, PASSED.

INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through 03-31-21, reflecting the following: Peoples Bank operating account balance \$115,678.88, Heritage Bank operating account balance [laundry income] \$16,313.92, Petty Cash of \$165.34; Edward Jones Reserve account of \$430,756.13, and WECU Activity account of \$2,530.60 – for a total bank of \$565,444.87. Park inspections continue to be completed and mow / weed cards have been sent where applicable as well as dogs off leash, kids riding bicycles on other Lots and on the roads in the dark without lights or reflective clothing, etc.

2022 PROPOSED BUDGET REVIEW [Covid year]

The Board reviewed the proposed 2022 Budget. A \$10 dues increase is proposed beginning January 1, 2022. Due to COVID-19, there was no dues increase proposed for 2021 as was anticipated. The past 4-years, there has been no dues increase proposed while working to maintain Reserve Levels. The cost of employee medical insurance has doubled, and it is anticipated to increase 20% in 2022. Some of the capital projects being scheduled for 2022 are: Gate/door reader system update, Clubhouse furnace replacement, and irrigation system repairs. It is also anticipated a new trash compactor will be needed in the next few years. This is a large expense item and in order to avoid a future special assessment, a small dues increase is proposed to allow continued adequate funding to Reserves.

Following discussion, Ken Gunderson motioned to accept the 2022 Proposed Budget as presented reflecting a \$10 per month dues increase; 2nd by Gary Hall; and, the motion carried unanimously.

Due to COVID-19 restrictions and not knowing what phase of the Governor's reopening plan Whatcom County will fall into [currently, we may fall back into Phase 2 as has occurred to 3 other Washington Counties], this year's Annual General Meeting will again be held in absentia with mail in voting. A Zoom meeting for the AGM has been set for Thursday, June 17, 2021 at 5:30 pm. The Zoom meeting will be to present the Vote tally, and allow a Q & A period from residents to the Board Members.

TREASURER'S REPORT

Gary Hall advises he continues to stay in touch with Edward Jones and monitor the laddered CD's and reinvest funds as they mature.

COMMITTEE REPORTS

- ▶ ARCHITECTURAL. Henry Hays reports since 02-16-21, twelve (12) Architectural requests have been received. All twelve (12) requests were approved. Because of continued good communication skills with owners in the Park and cooperation with submitting the AC forms, substantial ease in processing the requests has continued.
- ► ACTIVITIES. No report. COVID restrictions / activities in the Park will resume when the Governor lifts meeting restrictions and we are placed in Phase 4.
- ► GROUNDS & MAINTENANCE. Maintenance Report attached.

UNFINISHED BUSINESS:

Log Maintenance Resealing Scheduled Capital Project: The Log resealing was completed by NW Log Home Care in the amount of \$19,764.48 which included the updated painting of the doors and fascia boards.

Pond Dredging Capital Project: This project is scheduled to be completed August 2021.

Split Rail Fence Removal: This is an ongoing project by Park maintenance staff. (Removal and disposal of same.)

Gate/Doors Reader Capital Project [2022]: The Board is working to obtain Bids to update the gate/doors reader system.

Clubhouse Furnace Replacement Capital Project [2022]: Don Schleuse and Henry Hays are working on this capital project.

CORRESPONDENCE:

Lot 210 / Lot 213 / Lot 24 – All received and responded to.

NEW BUSINESS:

Dumpster repairs: Ken Gunderson, Henry Hays, Bob Giacolino, and a local welder completed necessary repairs to the trash compactor.

Spring Dumpster: The Spring Dumpster will arrive on 05-21-21 and will leave on 05-31-21.

ADJOURNMENT

There being no further Board Business for discussion, the meeting was adjourned at 11:15 am.

Respectfully submitted,

Cindyrae Mehler INTEGRA Management