



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

**DATE:** August 24, 2021  
**PLACE:** Latitude 49 – Clubhouse [Covid – masks/ adhere to social distance requirements]  
**TIME:** 9:30 AM

**CALL TO ORDER**

President Don Schleuse called the Board Meeting to order at 9:30 AM.

**PRESENT**

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

Cindyrae Mehler – Integra

Tess Allison – Integra

Gary Hall [Treasurer] was absent due to medical reasons.

**APPROVE MEETING MINUTES**

Motion by Henry Hays to approve 04-20-21 Board Minutes; 2<sup>nd</sup> by Max Archer; and, PASSED.

**BOARD Discussion Items**

► Maintenance yard usage: Owners have been allowing their dogs to use this area to do their business. There have been multiple complaints of owners failing to pick up after their dogs. If those owners do not start policing their dogs, then this area may need to be closed off to any dog use. The Board hopes this does not become necessary.

► Board issued fines for non-compliance items: The Board makes every effort to not having to resort to issuing fines to unit owners for failure to follow the Rules & Regulations of the Park. The protocol followed for non-compliance issues is phone calls are made to the unit owner, warning letters are sent and, then, fines begin being assessed as outlined in the R&R's. To this point, this is a confidential process. Extended non-compliance and a buildup of unpaid fines will result in a Lien being filed against a unit, with continued noncompliance resulting in the foreclosure process with the court. When a Lien is filed or the Foreclosure process is begun, this becomes recorded documentation and is then a matter of public record.

► Declaration changes [Lot 313- inquiry wishing to allow boats in the Park]: A change to the Declaration of this nature would require at least a 67% affirmative vote of the entire association lot owners to complete [212 YES votes would be needed - statutory requirement]. This would not be an easy or an inexpensive task to undertake.

**INTEGRA REPORT/FINANCIALS**

Tess Allison reported the financial standing through 07-31-21, reflecting the following: Peoples Bank operating account balance \$118,502.65, Heritage Bank operating account balance [laundry income] \$18,783.42, Petty Cash of \$165.34; Edward Jones Reserve account of \$432,577.31, and WECU Activity account of \$2,480.44 – for a total bank of \$572,509.16. We are running under Budget by \$15,919.61, but note we have maintenance expenses coming in shortly for the pond dredging/clean out project and pickleball court upgrade work product and supplies. Park inspections continue to be completed and mow / weed cards being sent where applicable as well as dogs off leash, illegal dumps of items, speeding, etc.

## **TREASURER'S REPORT**

Don Schleuse gave the report in Gary's absence. He advises Gary continues to work with Edward Jones in monitoring the CD's and reinvestment of funds as they mature.

## **COMMITTEE REPORTS**

► **ARCHITECTURAL.** Henry Hays reports since April 2021 that 37 Architectural requests have been received. 34 requests were approved. 3 requests were denied. Of those 3 requests, 2 have been resubmitted and are now approved.

Because of continued good communication skills with owners in the Park and cooperation with submitting the AC forms, substantial ease in processing the AC requests continues. Thanks also to the committee members for their work.

► **ACTIVITIES.** Henry Hays reported for Gary Hall. With the new mask mandate and COVID variants, the Clubhouse rentals and Activities events may be impacted. At this time it is a wait-see what recommendations or what restrictions are mandated by our local government officials.

► **GROUNDS & MAINTENANCE.** Henry reports as follows: This has been a difficult year for projects with acquiring parts, parts deliveries, maintenance items, and retaining contractors to do jobs and fix items. He gives high praise and thanks to our two (2) maintenance employees who continue to do a wonderful job! Also, appreciates very much Integra's assistance in assisting us to secure contractors and service people in a timely manner. Reminder to properly dispose of garbage, and to break down cardboard boxes.

[Maintenance Report attached]

## **UNFINISHED BUSINESS:**

► **Pond Dredging/ clean-out:** This capitol project has been completed by M&M Construction.

► **Gate/Doors KERI System replacement:** Windows 7, which the KERI system runs on, is no longer supported by Microsoft. The Board is looking into other options. When an updated system is selected, the plan is to have additional card readers installed at both the dumpster area and the pool area for more secure monitoring and to reduce open access to unauthorized individuals.

► **Speed Bumps:** The Board is looking at the best locations to have asphalt speed bumps installed. The plan is to initially have 4 speed bumps to begin with/ up to 8 contingent on expense. Ken Gunderson reminds us the reason for the selection of asphalt speed bumps vs nail-down speed bumps is to preserve the integrity of our roads. The roads in the park were not constructed with the density of a regularly driven street/highway. Nailing into the road surface will lead to cracks and failure.

## **NEW BUSINESS:**

► **Stove repair:** Don Schleuse and Henry Hays have replaced one ignitor, with the plan to replace the second stove ignitor shortly.

► **Pool closure date:** The pool will be CLOSED the first week in October.

► **Fall dumpster Arrival Date:** **Friday, September 24, 2021** - \$300 deposit has been paid to SSC. The dumpster is scheduled to be picked up on **Monday, October 4, 2021**.

► **Pickle ball court repair/painting:** Ken Gunderson reports this project is almost fully completed. Special thank you to Steve Rothenberg for his expertise, effort and work together with the many pickleball players who participated in this facelift for the pickleball courts.

► Date of next Board Meeting: Tuesday, November 9, 2021, at 9:30 am. Due to continuing COVID issues, the location will be determined. It may be the Board Meeting will be held by ZOOM if in-person meeting restrictions become more regulated.

### **ADJOURNMENT**

There being no further Board Business for discussion, the Board Meeting was adjourned at 10:17 am.

A brief Q&A will be held for any unit owners who have questions for the Board following meeting closure.

Respectfully submitted,

*Cindyrae Mehler*  
**INTEGRA Management**

# Latitude 49 Maintenance Report

## August 24, 2021

1. Ongoing monitoring of compactor some illegal dumping, e.g. iron rod
2. Pool/Hot Tub opened June 30, on going monitoring of both according to Health Dept Standards
3. Replacement of under water pool lights each end of pool
4. Retention pond sediment excavation completed
5. Pickle Ball courts sealed and re-painted by our own pickle ball players, supervisor Steve Rothenberg
6. New felt installed on pool table and new equipment acquired
7. Repair Pole Lights in the Park by Lightening Electric
8. Annual inspection of L49 backflow valves completed by Security Solutions
9. Repair washing machine, new water value and hoses (Appliance Solutions)
10. TV in Clubhouse loft replaced and blinds installed on West Windows
11. Replaced oven igniter on west kitchen stove
12. Ongoing lawn care fertilizer applied and reseeding front lawn of commons
13. Irrigation increased due to dry weather of our 13 zones mostly at night
14. Ongoing weed eating of south easement and retention pond
15. Ongoing weed eating of maintenance yard incurring dog poop problem

**Secretary please attach this maintenance list to the August 25 minutes**