



LATITUDE 49 RESORT PARK BOARD OF DIRECTORS OPEN MEETING

DATE: November 15, 2022
PLACE: Latitude 49 – Clubhouse
TIME: 9:30 AM

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

An OPEN owner Q&A period was held prior to the Open Board Meeting for owners to ask questions of the Board or Management

Q&A began at 9:30 AM and finished at 9:38 AM.

CALL TO ORDER

Vice President Ken Gunderson called the Board Meeting to order at 9:40 AM.

PRESENT

Ken Gunderson - Vice President
Max Archer – Secretary
Gary Hall - Treasurer
Cindyræ Mehler & Tess Allison – Integra

Absent: Don Schleuse - President
Henry Hays - Board Member/Maintenance Liaison

APPROVE MEETING MINUTES

Motion by Max Archer to approve 09-27-22 Open Board Minutes; 2nd by Gary Hall; and, PASSED.

Motion by Max Archer to approve 09-27-22 Executive Board Minutes [delinquency review/infractions]; 2nd by Gary Hall; and, PASSED.

Motion by Max Archer to approve 10-11-22 Executive Board Minutes [personnel matters/new hire]; 2nd by Gary Hall; and, PASSED.

INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through 10-31-22, reflecting the following: Peoples Bank operating account balance \$87,008.02, Heritage Bank operating account balance [laundry income] \$28,724.78, Petty Cash of \$165.34; Edward Jones Reserve account of \$413,200.01 and WECU Activity account of \$2,222.25 – for a total bank of \$531,320.40. We are running under Budget in expenses thru 10-31-22 by \$3,201.53. We are working through some software issues with the KERI- gate system. We are making progress and Gateway Controls technicians are working to finalize the operations. 4-new commercial washers & 4-new commercial dryers have been ordered – we are waiting for them to arrive.

Routine park inspections continue with just about all of our owners being responsive to a reminder/courtesy phone call of an infraction to the R&R's, with warning letters seeking compliance mailed as necessary.

TREASURER'S REPORT

Gary Hall reports he continues to work with Edward Jones in monitoring the CD's and reinvestment of funds as they mature. He notes interest rates are continuing to improve and he shops for the most productive short term CD's.

COMMITTEE REPORTS

- ▶ **ARCHITECTURAL.** Ken Gunderson reports one (1) request was received since the last Board Meeting, with approval obtained.
- ▶ **ACTIVITIES.** Gary Hall reports the Activities Committee continue to have many functions with great support and attendance. A Flyer was prepared by Ann & Patricia noting some of the activities, including: Halloween Party with a Super Hero theme, traditional Thanksgiving Dinner, Decorate the Commons morning fun, Christmas Potluck, A Dickens of a Christmas Tea, Caroling in the Park, New Year's Eve Special Event, and Undecorate the Commons areas. Remember: Coffee is every Wednesday morning at 8:30 am, and Friday Night Potlucks continue. [poster attached to Minutes].
Thank you to Patricia & Ann & everyone on the Committee for their continuous work on fun projects!
- ▶ **GROUNDS & MAINTENANCE.** Ken Gunderson reports the irrigation system has been winterized, working on the compactor door for adjustments/ if maintenance is unable to repair this, we will be reaching out to the compactor vendor for maintenance repair work. Linderman Trees is scheduled to do additional cleanup work on the park easement perimeter. Further reports the addition of our new Park Maintenance Employee, Jason Triplett, is working out great and he is a wonderful addition to the park team.

UNFINISHED BUSINESS:

- ▶ **Hot tub new cover:** Ken Gunderson reports the winter hot tub cover finally arrived from the manufacturer. A couple of tweaks to the cover for securing fit and correcting a component were done [Thank you, Ken!].
- ▶ **Pool is CLOSED** for the season. The Hot tub remains open for winter use.
- ▶ **KERI System - gate controls:** Integra advises we are working out some bugs in the programming.
- ▶ **Storm drain tie-in [Huizenga]:** Ken Gunderson advises we are on their schedule, however, this is a weather contingent project. This project may not happen until spring.
- ▶ **Road crack sealing [Huizenga]:** Ken Gunderson advises this is also a weather contingent project – but we are on their schedule to have this done.
- ▶ **Tennis court refinishing [WRS]:** Ken Gunderson reports project will be completed in Summer 2023 – on their schedule.

NEW BUSINESS:

- ▶ **Washer & Dryer replacement:** Max Archer reports four (4) washers and four (4) stacked dryers have been ordered. We are hopeful the delay in receipt of these new machines will be minimal.
- ▶ **Christmas Decorations:** Tess Allison and Gary Hall report the updated exterior Christmas Decorations arrived, including new light strings. Maintenance assisted with unloading of the decorations, and placement will be coordinated by the activities/volunteer group on Saturday, December 3rd at 10:00 am.

- ▶ Commons Building evening walk-thru: Max Archer routinely does a perimeter building walk-thru in the evenings, checking doors & windows for closure. Reminder to all to make sure that if they open a window up – to be sure to close it when they exit the building.
- ▶ Sidewalks: Max Archer & Gary Hall are checking all common area sidewalks for evidence of lifting, noting these areas with flags so that grinding down of these raised areas may be scheduled and/or yellow safety color paint lines applied for clear visibility to these areas as a possible trip area.

Board Meeting Schedule 2023:

- ▶ OPEN Board Meeting: Tuesday, January 24, 2023 at 10:00 am - Clubhouse
- ▶ OPEN Board Meeting: Tuesday, April 25, 2023 at 9:30 am - Clubhouse
- ▶ Budget Workshop Meeting: Wednesday, May 10, 2023 at 10:00 am - INTEGRA Conference Room

****REMINDER****

Annual General Meeting date is: **SATURDAY, JUNE 24, 2023 at 10:00 am** in the Clubhouse.
Registration will begin at 8:30 am with coffee/beverages and snacks provided during registration.

The Candidate's Forum is scheduled to be held on Saturday, June 17, 2023 at 9:30 am in the Clubhouse.

ADJOURNMENT

There being no further Board Business for discussion, the Board Meeting was adjourned at 10:15 am.

Respectfully submitted,

Cindyrae Mehler
INTEGRA Management

[Activities Special Events Memo attached]



Latitude 49 Activities Special Events

email: activities@latitude49resortpark.com

to access the Electronic Calendar on the website: click Events and Activities and scroll down

Halloween Party with "Super Hero" theme	Saturday, October 29 @ 7:00 p.m.
Traditional Thanksgiving Dinner	Saturday, November 12 @ 4:00 p.m. (doors open @ 3:30 p.m.)
Decorate the Commons	Saturday, December 3 @ 10:00 a.m.
Christmas Potluck	Saturday, December 10 @ 4:00 p.m. (dinner @ 5:00 p.m.)
A Dickens of a Christmas Tea	Sunday, December 11 @ 2:00 p.m.
Caroling in the Park	Wednesday, December 14 @ 4:00 p.m.
New Year's Eve Special Event	Saturday, December 31 st @ tbd
Undecorate the Commons	Saturday, January 7, 2023 @ 10:00 a.m.

Latitude 49 Activities

Coffee every Wednesday @ 8:30 a.m.
unless canceled due to weather; contact Ann @ 360-305-7508 if you have questions
about whether it will be held

Potlucks Fridays @ 5:00 social; 5:30 dinner p.m.
the Front Gate Friday potluck and Mail Room signs indicate when there is a potluck
check posters throughout the Park for Special Potlucks

additional Special Events may be scheduled!!!

**See Mail Room, Park posters and the Electronic Calendar for
details and updates for all of these Activities**