



LATITUDE 49 RESORT PARK BOARD OF DIRECTORS OPEN MEETING

DATE: April 25, 2023
PLACE: Latitude 49 – Clubhouse
TIME: 9:30 AM

Don Schleuse welcomed all unit 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 9:35 AM. Many thank you's for the maintenance staff. GREAT JOB.

CALL TO ORDER

Board President Don Schleuse called the Board Meeting to order at 9:35 AM.

PRESENT

Don Schleuse – President
Max Archer – Secretary
Henry Hays - Director/Maintenance liaison

Ken Gunderson - Vice President
Gary Hall - Treasurer

Cindyrae Mehler and Tess Allison – Integra

APPROVE MEETING MINUTES

Motion by Henry Hays to approve 01-24-23 Open Board Minutes; 2nd by Max Archer; and, PASSED.

INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through 03-31-23, reflecting the following: Peoples Bank operating account balance \$125,122.15, Heritage Bank operating account balance [laundry income] \$30,916.63, Petty Cash of \$165.34; Edward Jones Reserve account of \$420,017.64 and WECU Activity account of \$3,093.49 – for a total bank of \$579,315.25. We are under Budget in expenses through 03-31-23 by \$16,529.05, however, spring maintenance scheduled jobs are just starting up and the pool is not open yet. The final 50% payment on the 4-new commercial washers & 4-new commercial dryers was made to Judd & Black Appliance and the machines are installed. A new large commercial 30# capacity dryer was also ordered and is installed. One dryer is scheduled for a repair part, but other than that the laundry room is 100% back up and running. A full spring park inspection will be done now that the winter weather is finally subsiding. Remember all – the grass, the weeds and the moss will need to be mowed and/or removed & cleaned up to keep the park looking good. The Board is working on scheduling capital projects for this year with these projects noted further down in the agenda. Additionally, a new color copier was installed in the Architectural office.

TREASURER'S REPORT

Gary Hall reports the Edward Jones account currently holds seven (7) CDs with staggered maturity dates. The most recently purchased short-term CS's earn approximately 4.5%.

COMMITTEE REPORTS

► **ARCHITECTURAL.** Henry Hays reports that since the last Board Meeting 16 AC Request forms were submitted with 13 approved and 3 denied. Of the 3 denied 2 were resubmitted and approved, while one remains outstanding. Henry added Gary Gordan is a big help and does a wonderful job putting together the spreadsheets to keep everything organized.

► **ACTIVITIES.** Max Archer reports Friday, May 5, 2023, there will be a Mexican themed potluck in honor of Cinco de Mio. Max encouraged everyone to check the activities calendar on the Association website and handouts and notices in the mail room to see the dates and times for events planned for Summer 2023. [See Event Schedule attached].

► **GROUNDS & MAINTENANCE.** Henry Hays/Ken Gunderson. The commons have already been mowed twice this year and with the warmer weather the grass is growing faster. We are beginning pool prep for Mother's Day weekend opening. The previous work done on the pond was successful and there was no spillway overflow this rainy season. [See maintenance report attached].

UNFINISHED BUSINESS:

► **Laundry upgrade:** The new washers and dryers are all set up and running. The original equipment dates from 1991. Appreciation was expressed for Max Archer who spent a lot of time researching various models in advance of the purchase.

NEW BUSINESS:

► **Seasonal Dumpster dates:** Henry reminds all that on 05-19-23 the 30-yard seasonal top closing dumpster will be brought in and on 05-29-23 it will be taken away.

► **Pool Opening date:** Henry Hays reports the pool is scheduled to OPEN on 05-13-23 [Mother's Day Weekend]. We are on schedule with Koala-T pools for their work in prep for the initial startup of the pool. It takes approximately 10 days for the chemical adjustment to be made when performing the startup cleaning of the pool.

► **Additional Speed Bumps:** Ken Gunderson reports 8 additional speed bumps need to be added. While this was not included in the 2023 budget the Board feels the cost can be absorbed. The Board is working on a plan for the best placement and will secure a bid for the work.

► **Sidewalk areas that may pose a tripping hazard:** There was discussion about grinding versus replacement. Tree roots going under the sidewalks is the main cause of the lifting. The Board will look at options for a long-term solution.

► **Street crack sealing:** Huizenga Enterprises bid was previously approved, and the work is scheduled for 2023.

► **Catch basin installation and drain tie-in:** Huizenga Enterprises hold the approved bid. Work is in progress and will be completed this month.

► **Tennis court refinishing:** Ken Gunderson reports WRS holds the bid and the work is to be completed in 2023 when the weather is dryer. This will include crack repair, pressure washing and sport court paint.

Next Board Meeting Date:

- ▶ BUDGET working session - Wednesday, May 10, 2023, at 10:00 am / Integra conference room.
- ▶ AGM Date: Saturday, June 24, 2023, with registration at 8:30 am // Meeting start time: 10:00 am
 - ** Candidates Forum: Saturday, June 17, 2023, at 9:30 am // Clubhouse
 - The White Elephant Auction will be held following the Candidates forum.

ADJOURNMENT

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

The Board will briefly meet following the meeting in Executive Session to review the delinquency report.

Respectfully submitted,

Tess Allison
INTEGRA Management

[Event Calendar and Maintenance Report attached]



SPECIAL EVENTS!

SATURDAY, JUNE 3	BIRTHDAY BURGER BASH #1
SATURDAY, JUNE 10	BRITISH AFTERNOON TEA
SATURDAY, JUNE 17	BAKED POTATO BAR and WHITE ELEPHANT AUCTION
SATURDAY, JULY 1	BIRTHDAY BURGER BASH #2
SATURDAY, AUGUST 5	BIRTHDAY BURGER BASH #3
SATURDAY, AUGUST 12	TRIBUTE to ELVIS DINNER and DANCE
SATURDAY, AUGUST 19	GARAGE, CRAFT and BAKE SALE
SATURDAY, SEPTEMBER 2	END of SUMMER BBQ

CHECK POSTERS and the ELECTRONIC CALENDAR for DETAILS and UPDATES!
ADDITIONAL SPECIAL EVENTS may be SCHEDULED!

“MEXICAN THEME” POTLUCK

FRIDAY, MAY 5

F ***E*** ***S*** ***T*** ***A*** ***TIME!!!***

5:00 p.m. SOCIAL

5:30 p.m. DINNER

Latitude 49 Maintenance Report

April 25, 2023

1. Ongoing monitoring of the compactor.
2. Ongoing monitoring and cleaning of Hot tub and chlorine added to pool.
3. Ongoing monitoring of retention pond. Keep exit drain clear of debris and trim grass along the bank.
4. Monthly bait stations check (Environmental Pest Control).
5. Ongoing setup for rentals and events, cleanup and reset Clubhouse back for weekly activities.
6. Mowers serviced for spring at Carl's Mower.
7. Comcast on site to repair cable in clubhouse loft. Cable box outdated and replaced.
8. New Speed Queen commercial Washer/Dryer units installed in laundry. Cleaned dryer ducts thoroughly. New Speed Queen Industrial Dryer installed.
9. Grass trimmed along South easement.
10. Pressure wash pool deck and sidewalk around commons.
11. Prepare and clean pool for opening May 18. Clean and place pool deck chairs from storage.