



LATITUDE 49 RESORT PARK BOARD OF DIRECTORS OPEN MEETING

DATE: January 9, 2024
PLACE: Latitude 49 – Clubhouse
TIME: 10:00 AM

A WELCOME was extended by Max Archer to 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 10:00 am and finished at 10:03 am

CALL TO ORDER

Secretary Max Archer called the Board Meeting to order at 10:03 am.

PRESENT

Max Archer – Secretary
Gary Hall - Treasurer
Henry Hays - Director/Maintenance liaison
Cindyrae Mehler – Integra

Absent: Don Schleuse - President [Arizona]
Ken Gunderson – Vice President [Arizona]

APPROVE MEETING MINUTES

Motion by Henry Hays to approve 09-12-23 Open Board Minutes; 2nd by Gary Hall; and, PASSED.

Motion by Henry Hays to approve 10-17-23 Executive Board Minutes [delinquency review/personnel]; 2nd by Max Archer; and, PASSED.

INTEGRA REPORT/FINANCIALS

Treasurer Gary Hall & Cindyrae reported the financial standing through 11-30-23, reflecting the following: Peoples Bank operating account balance \$73,519.82, Heritage Bank operating account balance [laundry income] \$37,910.38, Petty Cash of \$165.34; Edward Jones Reserve account of \$430,399.01 and WECU Activity account of \$3,735.05 – for a total bank of \$545,729.60. We are under Budget in expenses thru 11-30-23 by \$15,000.93. Routine park inspections continue with winter weather in Birch Bay remaining fairly calm this year.

TREASURER'S REPORT

Gary Hall reports he continues to monitor the laddered CD's with each CD now earning approximately 4.55% interest.

COMMITTEE REPORTS

► **ARCHITECTURAL.** Henry Hays reports it is quite slow this time of year. Since the last meeting they have received 11 requests with all being approved.

► **ACTIVITIES.** Max Archer reports the Activities Committee continue with winter activities – everything is a little slower this time of year – with regular Friday Night potlucks continuing to be held every other Friday night beginning at 5:00 pm. The next Activities Meeting is scheduled for Saturday, February 3, 2024 at 9:00 am. Thank you to the many folks who assisted with the Holiday Decorating and, then, with the undecorating of the commons areas. Also, reports the caroling in the Clubhouse on December 6th was a success.

► **GROUNDS & MAINTENANCE.** Henry Hays submits a written Maintenance Report [attached] noting the many items our maintenance employees have been working on including the Board working through the contract with KrisCo Pools for the pool remediation project.

UNFINISHED BUSINESS:

- Pickleball Court Refinish - touch ups are completed.
- Additional Speed Bumps – plant closed/ schedule for spring 2024 w/Huizenga.
- Pool Repairs/Remediation Project – scheduled with KrisCo Pools for completion in spring 2024.
- Clubhouse Heater – replaced by Andgar. Andgar now services all heaters. Costs savings and improved service by this vendor.
- Arborist work/tree trimming completed by Urban Tree Forester.

NEW BUSINESS:

- NONE.

Next Board Meeting Date:

- OPEN Board Meeting: April 16, 2024 at 9:00 am - Clubhouse.

ADJOURNMENT

There being no further Board Business for discussion, the Board Meeting was adjourned at 10:19 am.

Respectfully submitted,

Cindyrae Mehler
INTEGRA Management

[Maintenance Report attached]

Latitude 49 Maintenance Report

January 2024

1. Ongoing monitoring of the compactor.
2. Ongoing monitoring and cleaning of Hot tub.
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. Play area set pressure washed and stained. 9/18
7. Koala repaired pump gasket on hot tub. 9/25
8. Fitness Solutions tech on site for quarterly service. 9/28 & 12/28
9. Gateway Controls service & repair on Entry Gate. 9/28
10. Pool closed/covered Pool hand rails removed. 10/3
11. Pool chairs and tables stored in basement for winter. 10/3
12. Walk through with Andgar for annual furnace/fireplace service. 10/6
13. New solenoid installed by New Heights North on failed irrigation zone. 10/11
14. Trees trimmed by Urban Forester Tree service 10/16-18
15. Pool shower closed. Water shut off and drained for winter. 10/22
16. New Heights North irrigation system blowout. 10/27
17. Gateway Controls repairs on entry call box. 10/27
18. Fire system and extinguishers check. 10/31
19. Stage Christmas decorations from the basement for inside and outside of the buildings.
20. Pool equipment updated by KrisCo pools. Two new pumps installed 12/5
21. M&M repair of shop heater. 12/6
22. M&M repairs of down spouts on west side of the clubhouse.