



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

**DATE:** April 15, 2025  
**PLACE:** Latitude 49 – Clubhouse  
**TIME:** 9:00 AM

WELCOME to all was extended by Max Archer to owners who attended the Open Board Meeting.

### **CALL TO ORDER**

Max Archer called the Board Meeting to order at 9:00 am.

### **PRESENT**

Max Archer – Secretary  
Gary Hall - Treasurer  
Henry Hays - Secretary/Maintenance liaison  
Marvin Bott – At Large / Maintenance liaison  
Don Schleuse – President [by phone]

Cindyrae Mehler & Tess Allison – INTEGRA Mngmnt

### **APPROVE MEETING MINUTES**

Motion by Don Schleuse to approve 01-21-25 Board Meeting Minutes; 2<sup>nd</sup> by Gary Hall; and, PASSED.

### **INTEGRA REPORT/FINANCIALS**

Tess Allison reports the financial standing through 03-31-25, reflecting the following: Peoples Bank operating account balance \$124,960.59, Heritage Bank account balance [laundry income] \$29,433.44, Petty Cash of \$165.34; Edward Jones Reserve account of \$404,591.71 and WECU Activity account of \$2,895.60, for a total bank of \$562,046.68. Through 03-31-25 we are running \$9,768.96 under budget in Expenses with spring/summer maintenance project work beginning and prep for opening of the pool on Mother's Day Weekend.

### **TREASURER'S REPORT**

Gary Hall reports he continues to monitor the nine (9) laddered CD's with the Edward D. Jones broker, noting that as they mature we are continuing to re-invest.

### **COMMITTEE REPORTS**

► **ARCHITECTURAL.** Henry Hays reports that since the last Board meeting 12 Architectural Requests were submitted with all being approved. Henry thanked Darell Dunn for stepping up and taking care of AC Committee work while he was out of town. With spring and good weather finally arriving, AC Requests are coming in for review and approvals. Please remember, only one (1) request is to be submitted on each Form submitted.

► **ACTIVITIES.** Max Archer reports that activities is ramping up with Potlucks continuing and good attendance. Saturday, April 26<sup>th</sup> is the Pancake Breakfast with all proceeds going back to our local Fire Department. Check the Latitude 49 Website Calendar for dates of upcoming events – and notes some events scheduled for this year are: Baked Potato Feed, White Elephant Auction, Latitude 49 Parade, End of Summer BBQ... to mention a few.

► **GROUNDS & MAINTENANCE.** Marvin Bott & Henry Hays provide the Maintenance Report noting ongoing monitoring at the garbage compactor; maintenance and cleaning of the hot tub, retention pond monitoring pond level and keeping the exit drain clear of debris; setup and placing the Clubhouse back in order from Clubhouse Rentals and events, heater repair in maintenance shop by Lightning Electric; pressure washing commons areas and prep for opening pools/cleaning of pool deck and pickleball courts; landscape work by NE easement completed by TB Lawns; repairs to the North and West pool gates; repairs and welding of pool fence where broken; replacement of golf mats, etc. [Maintenance Report attached]

### **GENERAL BUSINESS:**

► **AED System [Defibtech lifeline]** – Max Archer advises he had been working with our Fire Station 21 with the hope of scheduling a date/seminar for use of the AED System. Fire Station Management advised Max they are unable to come onsite to conduct a class, however, they have monthly classes at the Fire Station available. There next class is scheduled for May 13<sup>th</sup> and this is a 3-4 hour class. If you are interested in registering for the class, look the site up on their Website to enroll : CPR Course – North Whatcom Fire & Rescue. [ see: CPR/AED = [nwfrs.net/cpr-course/](http://nwfrs.net/cpr-course/) ]

► **Dumpster Dates:** Henry advises the Dumpster will arrive on Friday, 05-23-25 and it will depart on Monday, 06-02-25. Please follow all dump rules when dumping items.

► **Garbage Disposal:** Reminder from Henry Hays to always break down your boxes/flatten them and to please dispose of items correctly as posted.

► **Pool Opening Date:** Mother's Day Weekend [planning on opening date of Friday, 05-09-25]. The Board reminds everyone that when entering the pool area and/or using the pool it is a requirement that the Latitude 49 Green Bracelet be worn. As a Lot Owner/Resident if you have guests who wish to use the pool, you must accompany them at the pool and be present at all times. Guests are NOT allowed to use the pool without the Lot Owner being present. Each owner/resident is limited to four (4) guests. Any individuals inside the gated pool area are required to wear the green Latitude 49 Bracelet – if anyone does not have on the pool bracelet they will be asked to leave. [R&R rules page 6, items 1-6]

► **Steering Meeting in Birch Bay [potential of Birch Bay becoming its own City]** : Don Schleuse advised that Steering Meetings are being held in Birch Bay regarding Property Taxes, Property Valuations, and information on the proposal to have Birch Bay become a recognized City. The last Steering Meeting discussed having a full time police service in the area and expenses associated with this. Meeting attendance is also available by a Zoom option. Notes that 30% of property in Birch Bay is owned by individuals other than local residents. More information about BBIA and meeting documents are available on its website, [incorporatebirchbay.com](http://incorporatebirchbay.com).

The next Board Meeting Date is the Budget Prep Meeting: Thursday, May 8, 2025, at 10:00 am in the Integra Conference Room.

Candidate's Forum date: Saturday, June 7, 2025, at 9:00 am in the Clubhouse

Annual General Meeting date: Saturday, June 14, 2025, at 10:00 am in the Clubhouse.  
[Registration begins at 8:30 am]

### **ADJOURNMENT**

There being no further Board Business for discussion, Motion was made by Marvin Bott to adjourn the meeting at 9:28 am; 2<sup>nd</sup> by Henry Hays; and, the Board Meeting was adjourned.

Respectfully submitted,

***Cindyræ Mehler***  
***INTEGRA Management***

[ Maintenance Report attached ]

*OPEN Q&A began at 9:30 am and finished at 9:36 am*

# **Latitude 49 Maintenance Report**

April 2025

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. Lightening electric heater repair in maintenance shop
7. Fitness Machine Tech inspection and maintenance on exercise equipment
8. Pressure wash commons area, pool deck, pickle ball courts (ongoing)
9. Fitness Machine Tech repair of rowing machine
10. Vine removal Northeast easement by Tyler Landscaping
11. Repair North & West pool gates to close properly
12. Replace bathroom shower heads
13. Repair and weld pool fence where broken
14. Replace 4'x6' golf matts