



LATITUDE 49 RESORT PARK BOARD OF DIRECTORS OPEN MEETING

DATE: August 12, 2025

PLACE: Latitude 49 – Clubhouse

TIME: 9:00 AM

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

CALL TO ORDER

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

PRESENT

Don Schleuse – President [By Phone Call]

Max Archer – Vice President

Gary Hall - Treasurer

Henry Hays - Secretary/Maintenance liaison

Marvin Bott – At Large/Maintenance

Cindyrae Mehler & Kayla Hardenbrook – Integra Mngmnt

APPROVE MEETING MINUTES

Motion by Gary Hall to approve 05-08-25 Board Meeting Minutes; 2nd by Henry Hays; and, PASSED.

Motion by Henry Hays to approve 06-14-25 Organizational Meeting Minutes; 2nd by Gary Hall; and, PASSED.

INTEGRA REPORT/FINANCIALS

Cindyrae Mehler reported the financial standing through 07-31-25, reflecting the following: Peoples Bank operating account balance \$88,792.63, Heritage Bank operating account balance [laundry income] \$33,269.94, Petty Cash of \$165.34; Edward Jones Reserve account of \$458,870.05 and WECU Activity account of \$2,870.21, for a total bank of \$583,968.17. We are under Budget in operating expenses thru 07-31-25 by \$6,460.36. Property inspections continue with reminder calls and letters – with owner response to most issues resolved quickly.

TREASURER'S REPORT

Gary Hall reports he continues to monitor the nine (9) ladder CD's with the Edward Jones broker.

COMMITTEE REPORTS

- **ARCHITECTURAL.** Henry Hays reports that between April 15th and August 12th, the AC Committee has received 51 Architectural Request Forms with 46 being approved/ 3 rejected/ and 2 resubmitted. Beginning in October the AC Committee for the fall and winter months will be meeting every other week [if needed] to review submitted AC Request Forms submitted.

► **ACTIVITIES.** Max Archer reports the Activities Committee has remained busy throughout the summer and notes many fall & winter activities are planned. Flyers are posted throughout the buildings reminding all of scheduled activities and also if you go to the Association Website you may view the electronic calendar on the website which will list ALL activities. Some of the planned events are: Latitude 49 Parade, End of Summer BBQ & Putt Putt Golf Tournament on August 30th, Paper Beads Jewelry Craft Class on Tuesday's and Thursday's beginning in early September [specific dates TBD], Halloween Pizza & Salad Party on Friday, October 31st, Latitude 49 Thanksgiving Dinner on November 8th, Decorating the Commons for Christmas on November 29th, Caroling in the Clubhouse in early December [specific date TBD], Christmas Potluck on December 13th, and Undecorate the Commons on January 10th. Any questions on association activities, please reach out to Patricia Kazakow or Ann Archer or by email to: Lat49activities@gmail.com.

► **GROUNDS & MAINTENANCE.** Henry Hays provided the Maintenance Report from August 2025 [Maintenance Report attached].

UNFINISHED BUSINESS:

► **Scheduling of Board Meeting Dates**

- Tuesday, October 7th, 2025, at 9:00 am – Clubhouse
- Tuesday, February 10th, 2026, at 10:00 am - Clubhouse
- Tuesday, April 14th, 2026, at 9:00 am – Clubhouse
- Budget Meeting: Thursday, June 11th, 2026, at 10:00 am – INTEGRA's Conference Room
- Candidate's Forum: Saturday, July 18th, 2026, at 9:00 am – Clubhouse
- Annual General Meeting: Saturday, July 25th, 2026, at 10:00 am –Clubhouse [Registration @ 8:30 am]

NEW BUSINESS:

► **Fall Dumpster Dates:** Henry Hays advises the dumpster is scheduled to arrive on Friday 09-19-25 and departs on Monday 09-29-25

► **Pool Closing Date:** Monday, September 15th, 2025.

► **Tree Trimming:** Scheduled to be completed 8/14/25 & 8/15/25 by Urban Forester on Latitude 49 Easement areas.

► **Amazon Deliveries:** Following discussion on allowing special gate mechanism for entry, it was decided this topic will be postponed for further discussion/decision to be made at the next scheduled Board Meeting.

**** Reminder **** Next Board Meeting Date: Tuesday, October 7th, 2025, at 9:00 am - Clubhouse.

ADJOURNMENT

There being no further Board Business for discussion, the Board Meeting was adjourned by Vice President Max Archer at 9:45 am.

Respectfully submitted,

Kayla Hardenbrook
INTEGRA Management

[Maintenance Report attached]

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OPEN owner Q&A period was held at meeting closure for owners to ask questions of the Board or Management Q&A began at 9:47 am and finished at 9:53 am.

Latitude 49 Maintenance Report

August 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. Fitness Machine Tech quarterly maintenance**
- 7. Irrigation tested, repaired and running**
- 8. M&M construction repair of streetlight**
- 9. Mow and cleanup lot 135 (ongoing)**
- 10. Andgar repaired the hot tub heater**
- 11. Cap rouge sprinkler head on Lot 151**
- 12. Koala replace chlorine lines in pool room**