



LATITUDE 49 RESORT PARK BOARD OF DIRECTORS OPEN MEETING

DATE: October 7, 2025
PLACE: Latitude 49 – Clubhouse
TIME: 9:00 AM

WELCOME to all was extended by President Don Schleuse to owners who attended the Open Board Meeting.

CALL TO ORDER

President Don Schleuse called the Board Meeting to order at 9:00 am.

PRESENT

Don Schleuse – President
Max Archer – Vice President
Gary Hall - Treasurer
Henry Hays - Secretary/Maintenance liaison

Cindyrae Mehler & Tess Allison – Integra Mngmnt

ABSENT: Marvin Bott – At Large/Maintenance

APPROVE MEETING MINUTES

Motion by Henry Hays to approve 08-12-25 Board Meeting Minutes; 2nd by Max Archer; and, PASSED.

INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through 09-30-25, reflecting the following: Peoples Bank operating account balance \$89,998.26, Heritage Bank operating account balance [laundry income] \$35,666.70, Petty Cash of \$165.34; Edward Jones Reserve account of \$461,706.12 and WECU Activity account of \$2,482.97, for a total bank of \$590,019.39. We are under Budget in operating expenses thru 09-30-25 by \$8.86. Property inspections continue with reminder calls for weeds, mowing, general cleanup and reminder letters sent. Owner response is routinely positive with the majority of issues addressed.

TREASURER'S REPORT

Gary Hall reports he continues to monitor the nine (9) laddered CD's with the Edward Jones broker noting 4% is the average interest earned on each CD.

COMMITTEE REPORTS

► **ARCHITECTURAL.** Henry Hays reports that between 08-12-25 and 10-07-25, the AC Committee received 10 Architectural Request Forms with 7 being approved and 3 to be resubmitted. The AC Committee for the fall and winter months will be meeting every other week [if needed] to review submitted AC Request Forms. The park is emptying out with the snowbirds off to enjoy a warmer climate and few AC Request Forms are submitted during the winter months. Henry notes that Whatcom County now has a full list of inspectors to assist with Permits. Currently 4-projects inside the Park involve County Permits and Inspections.

► **ACTIVITIES.** Max Archer reports the Activities Committee has Friday Night Potlucks scheduled for October 17, November 21, December 5 & December 19. Some of the fall/winter events currently on schedule are: Halloween Pizza & Salad Party on 10-31-25; Thanksgiving Dinner on 11-08-25, Decorate the Commons for Christmas on 11-29-25, Christmas Potluck on 12-13-25, Caroling in the Clubhouse on 12-16-25, Undecorate the Commons from Christmas on 01-10-26, and a Valentines & Chili Cook off on 02-14-26. Any questions on association activities, please reach out to Patricia Kazakow or Ann Archer or by email to: Lat49activities@gmail.com. Also, the Activities Calendar is available to be viewed on the association Website.

► **GROUNDS & MAINTENANCE.** Henry Hays provided the Maintenance Report from October 2025. [Maintenance Report attached]. Thank you to the Latitude 49 Park maintenance personnel for their work!

UNFINISHED BUSINESS:

- **Fall Dumpster:** Henry Hays advises the fall SSC dumpster departed on schedule on Monday, 09-29-25.
- **Pool Closing:** The Pool is CLOSED for the season.
- **Tree Trimming/Limbing:** Completed by Steven Conrad of Urban Forester on the easement areas as requested.
- **Amazon Deliveries:** Don Schleuse reports the board members have reviewed information received from Amazon on a gate mechanism allowing for entry to the Park for ease in delivery of items by Amazon drivers. Following discussion and review with other property locations on this topic, the board determined to not allow the Amazon device to be installed on the front gate for entry access to the Park.

NEW BUSINESS:

► **Garbage Compactor Repair:** Henry Hays reports that following 20-years of use, the main brain of the compactor gave up the ghost. Components in the main brain failed and a new mechanism was ordered and the part replaced by Blankenship Equipment techs of Auburn, Washington. The compactor is now fully functional and is working properly. After a show & tell displaying the main brain, Henry stated he is hanging onto this flawed device just "in case" some of its component parts may be of use in the future.

**** Reminder **** the next Board Meeting Date is: Tuesday, February 10th, 2026 at 9:00 am - Clubhouse.

ADJOURNMENT

There being no further Board Business for discussion, the Board Meeting was unanimously adjourned at 9:45 am.

Respectfully submitted,

Cindyrae Mehler
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 9:45 am and finished at 9:50 am.

Latitude 49 Maintenance Report

October 2025

1. Ongoing monitoring of the compactor.
2. Ongoing monitoring and cleaning of swimming pool & 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 of exercise equipment.
7. Mow and cleanup lot 135 (ongoing)
8. New speed bumps and road fixes and road drains throughout park
9. Xfinity onsite to reset exercise room cable box, one station set on parental lock and set up new lock code.
10. Printing cartridges replaced in printer for architecture room.
11. Scheduled pool closure Sept 15
12. Clean and place swimming pool deck chairs into storage
13. Seasonal dumpster on site Sept 19-29, monitor and schedule pick up.
14. Security Solutions onsite three times to trouble shoot key card doors in clubhouse and activities building.
15. Compactor serviced with new sensors for ram.
16. New seat covers installed in maintenance truck.