



LATITUDE 49 RESORT PARK BOARD OF DIRECTORS OPEN MEETING

DATE: February 10, 2026
PLACE: Latitude 49 – Clubhouse
TIME: 10:00 AM

WELCOME to all was extended by Board Vice President Max Archer to owners who attended the Open Board Meeting. Open Q&A was extended to all owners in attendance for any questions of the Board, of Management, or on Agenda items. Q&A began at 10 am and ended at 10:04 am.

CALL TO ORDER

Vice President Max Archer called the Board Meeting to order at 10:04 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 – Integra Mngmnt

APPROVE MEETING MINUTES

Motion by Henry Hays to approve the 10-07-25 Board Meeting Minutes; 2nd by Marvin Bott; and, PASSED.

Motion by Marvin Bott to approve 10-07-25 Executive Meeting Minutes; 2nd by Gary Hall; and, PASSED.

INTEGRA REPORT/FINANCIALS

Cindyrae Mehler reported the financial standing through year end 12-31-25, reflecting the following: Peoples Bank operating account balance \$119,745.65, Heritage Bank operating account balance [laundry income] \$37,732.95, Petty Cash of \$165.34; Edward Jones Reserve account of \$465,063.77 and WECU Activity account of \$2,057.90, for a total bank of \$624,765.61. The Board plans a full Park property inspection tour in March.

TREASURER'S REPORT

Gary Hall reports he continues to monitor the nine (9) laddered CD's with the Edward Jones broker and interest rates are dropping with new CD interest levels at 3.75%.

COMMITTEE REPORTS

► **ARCHITECTURAL.** Henry Hays reports that since 10-07-25. the AC Committee has received 11 Architectural Request Forms with all being approved. During fall & winter months, the AC Committee meets every other week [if needed] to review submitted AC Request Forms submitted.

► **ACTIVITIES.** Max Archer reports the Activities Committee has a number of events/functions planned for 2026 with some including a Chili Cookoff on Valentines Day beginning at 4:30 pm. Friday Potlucks are a great way to meet, chat & share good food with Friday dates of: February 27th, March 27th, April 10th,

April 24th and March 13th . Remember that Saturday, July 25th is the Mardi Gras themed party! Please see the Activities Calendars posted in the Park for all dates and activities and/or check the electronic calendar on the Association Website!

▶ **GROUNDS & MAINTENANCE.** Henry Hays provided the Maintenance Report noting that Guardian Security monitors all items in the Park [fire alarm panels, etc.]; the retention pond is doing its job with no issues adding the Park Maintenance Crew checks the pond daily; the cage for the camera was replaced at the main gate – because it can only take so many hits and bumps until it must be replaced, and thanks the on-site maintenance crew [Jason and Mike] for their GREAT JOB in looking after the Park. [Maintenance Report attached].

UNFINISHED BUSINESS:

▶ NONE

NEW BUSINESS:

▶ Bathrooms remediation work [clubhouse & laundry building]: Following discussion and review of the Bids, Motion was made by Henry Hays to approve the Bid from Precision Pro Construction, LLC in the amount of \$19,638.49 for the renovation work; 2nd by Gary Hall; and, passed.

▶ Golf Course/putt-putt remediation: Following discussion and review of the Bids, Motion was made by Marvin Bott to approve the Bid from Precision Pro Construction, LLC in the amount of \$22,216.38 for the removal, disposal & replacement of the putting green turf product including concrete prep/fill cracks & float surface; 2nd by Henry Hays; and, passed.

▶ Clubhouse Rental Agreement: Following discussion of items to be updated on the Clubhouse Reservation/Rental Agreement and the Board's final review of the Clubhouse Reservation Form, Motion was made by Henry Hays to approve the updated Clubhouse Rental Agreement as drafted with an effective date of 03-01-26; 2nd by Marvin Bott; and, passed. The updated Clubhouse Rental Agreement will be loaded to the association website with hard paper copies available to be picked up for reservations in the Postal Building.

▶ Association old secondary lawn mower: Discussion by Board on whether to retain or sell the mower. Following discussion, Motion was made by Marvin Bott to put the John Deere Rider Lawnmower out for Bid with a minimum Bid of \$500. Any Bid submitted will be a sealed Bid and must be received by the association on or before Monday, March 30, 2026, with Flyers being posted in the Park designating the Bid Process and where to view the lawn mower; 2nd by Henry Hays; and, passed. INTEGRA was requested to finalize a Lawnmower Bid Flyer for the Board to post copies of in the Park.

▶ Seasonal Dumpster [Spring 2026]: Henry Hays notes the spring seasonal disposal dumpster is scheduled to be brought in on Friday, May 22nd and is scheduled to leave on Monday, June 1st. INTEGRA will try to secure a 30-yard dumpster with a lid and remit the initial deposit payment to Sanitary Service.

▶ Discussion on April Board Meeting: Four or our five Board Members will be out of town in April and unavailable. By unanimous decision of the Board, the April Board Meeting is cancelled.

**** Reminder ****

Next Board Meeting [Budget Meeting]: Thursday, June 11, 2026 at 10:00 am – INTEGRA Conference Room..

ADJOURNMENT

There being no further Board Business for discussion, the Board Meeting was adjourned by Vice President Max Archer at 11:54 am.

Respectfully submitted,

Cindyrae Mehler
INTEGRA Management

[Maintenance Report attached]

Latitude 49 Maintenance Report

February 2026

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. Guardian Security on site for fire alarm and fire extinguisher checks
7. Fence repairs completed on east side at lot 137
8. M&M construction cleared pond of reeds
9. Cage for camera replaced on guard shack
10. Water shut off and blow out of irrigation system by New Heights North
11. Applied moss killer to roof of shop
12. Stage Christmas decorations from basement inside and outside of buildings.
13. Tree trimming around commons by Urban Forester Tree service
14. Koala Pools replaced 1 spa pump. Sealed leak on main pump.
15. Replaced filters in furnaces in all building
16. M&M construction checked and cleared sump pump under mail building
17. Lightening Electric replace outlet near flag poles.
18. Replaced broken corner cap on pool table
19. Repaired threshold at SE door in clubhouse
20. Repaired support brackets on ping pong table
21. Replace lights (2) in commons area walkway
22. Clean & vacuum leaves out of pool gutter
23. Cut and clean ivy at northeast easement
24. Fitness Tech quarterly inspection on exercise equipment
25. Carl's Mower annual service on mowers