LATITUDE 49 RESORT PARK
BOARD OF DIRECTORS OPEN MEETING

DATE: **September 29, 2026**
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. Open Q&A was extended to all owners in attendance for any questions of the Board, of Management, or on Agenda items.

Lot 64: Wanted to make sure front entry trees to the Park would be discussed.
Lot 28: Thought it might be a nice touch for the Board Members to wear name tags.
Q&A began at 9:00 am and ended at 9:05 am.

CALL TO ORDER

President Don Schleuse called the Board Meeting to order at 9:06 am with the Agenda being approved.

PRESENT

Don Schleuse – President
Max Archer – Vice President
Gary Hall - Treasurer
Henry Hays - Secretary/Maintenance liaison
John Rubdie – Member-at-Large
Cindyrae Mehler & Tess Allison – Integra Management

APPROVE MEETING MINUTES

Motion by Henry Hays to approve the 06-11-26 Board Budget Meeting Minutes; 2nd by Max Archer; and, PASSED.

Motion by John Rubdie to approve the 07-25-26 Board Organizational Meeting Minutes; 2nd by Henry Hays; and, PASSED.

Motion by Henry Hays to approve 07-28-26 Executive Session Meeting Minutes; 2nd by Gary Hall; and, PASSED.

INTEGRA REPORT/FINANCIALS

Tess Allison reported the financial standing through 08-31-26 reflecting the following: Peoples Bank operating account balance $73,462.68, Heritage Bank operating account balance [laundry income] $43,266.50, Petty Cash of $165.34; Edward Jones Reserve account of $478,145.76 and WECU Activity account of $1,952.47, for a total bank of $596,992.75. We are running over budget in expenses by $2,332.67 – but we anticipate this will average out by year end with the pool being closed now and maintenance projects being completed. The Board will complete a fall Park property inspection tour in October to ensure we are all battened down for the winter months.

TREASURER'S REPORT

Treasurer Gary Hall reports he continues to monitor the ten (10) laddered CD's with the Edward Jones broker and reflects interest rates are running at about 4%. One old CD held by the association is at 1.76% interest.

Following Board discussion, by unanimous decision Treasurer Gary Hall was requested to contact Jensen Ellers at Edward Jones to sell the CD, capture the loss for the association to use against gains, and reinvest these funds in a higher yielding CD. Gary Hall noted he would take care of this task. .

COMMITTEE REPORTS

► ARCHITECTURAL. Henry Hays reports that since the 06-11-26 Board Meeting, 88 AC requests were approved; 2 were rejected; 2 were resubmitted; and, 7 were withdrawn. Some reasons for the withdrawn requests were county permit requirements and/or costs associated with the projects. Beginning in October, the AC Committee meets every other Wednesday. Reminder to everyone – only list one (1) request on each AC Request Form submitted.

► ACTIVITIES. Max Archer reports many activities were completed over the Summer with superb attendance and a great deal of fun by all participants. Friday night potlucks continue through October. Halloween Theme Potluck is planned for Saturday, October 31st. Some future planned events are: Thanksgiving Dinner on Saturday, November 14th; Decorate the Clubhouse for Christmas Saturday, November 28th ; Caroling in the Clubhouse Wednesday, December 9th; Christmas Potluck on Saturday, December 12th; and, Undecorate the Clubhouse on Saturday, January 9th. Remember, the Activities Meetings begin at 9:00 am in the Clubhouse and are scheduled for Saturday, October 3rd; Saturday, November 28th; and, Saturday, January 9th.

► GROUNDS & MAINTENANCE. Henry Hays provided the written Maintenance Report for Fall of 2026. Henry also thanked our new Board Member John Rubdie for his stellar work and welding expertise to initiate some repair work to the gate. [*Maintenance Report submitted attached*].

UNFINISHED BUSINESS:

► NONE

NEW BUSINESS:

► Pool is closed for the season. Discussion on pool boiler [repair vs replacement]. Board reviewed information and proposals submitted from Andgar Mechanical.
Following discussion, Motion was made by Henry Hays to approve the proposal from Andgar Mechanical LLC in the amount of $9,451.00 for replacement of the pool boiler, asking them to schedule the replacement for March 2027 so the effective start date for the warranty would begin on the replacement date; 2nd by Gary Hall; and, passed.

► Fall Dumpster: Henry Hays advises the fall SSC dumpster was brought in on Friday, 09-18-26 and departed on Monday, 09-28-26. Notes this was the quietest year for dumping and compliance by residents in observing the posted dump rules was greatly appreciated.

► Determine 2027 Board Meeting dates, the date for the 2027 Candidate's Forum, and the date for the 2027 AGM. Following discussion, it was determined a Board Meeting in November was not needed.
The dates for the 2027 Board Meetings would be as follows:

Tuesday, January 26, 2027 at 10:00 am – Clubhouse.
Tuesday, April 27, 2027 at 9:00 am – Clubhouse
Thursday, June 3, 2027 at 10:00 am – BUDGET MEETING / Integra Conference Room.

Candidate's Forum: Saturday, July 10, 2027 at 9:00 am - Clubhouse
Annual General Meeting – Saturday, July 17, 2027 at 10:00 am - Clubhouse// Registration begins at 9:00 am
Tuesday, September 14, 2027 at 9:00 am - Clubhouse

► Retention Pond: Henry Hays notes that TB Lawns will be onsite on October 15th to complete the back flow mechanism check and clear out of any accumulated debris by the back flow assembly. As scheduled, and remaining in full compliance with County Code, the retention pond is scheduled for the semi-annual vegetation growth clean out in summer 2027.

► Review information/proposals received reference the 10-front entry row of trees at the park entrance. President Don Schleuse notes the Board sought an onsite review and opinions by four (4) companies of the park entry trees [Earthworks Tree Service, Rawls Tree Service, The Tree Guys & Gals, and Martinez Tree Service]. The purpose was to determine the health of the trees, do any of the trees pose a hazard to the units, if any roots could be severed that are branching toward units, and options/bids. All of the vendors reported that none of the 10-trees ranked as a high or immediate risk to any unit at this time.

Following discussion, the Board determined that as none of the trees pose an immediate hazard situation to any unit, as the trees are situate upon Park easement property and have been an original park entry landmark to the Latitude 49 community, and as any significant modification to this area will more likely than not require seeking the expertise of a landscape architect for design, tree replacement, shrub/hedge/ground covering material/ etc., and as this is not currently an approved expense under the 2027 Budget – the Board unanimously decided they will schedule a Special Owner Meeting in Spring 2027 to seek owner input with respect to a re-design/re-furbishment of this park entry area. The Special Meeting will be in advance of the June 2027 Board Budget Meeting to enable the Board to include any scheduled refurbishment to this area as a Capital Project expense item to be added to the new Budget. All budgets are voted upon and approved by the Members.

**** Reminder ****

Next Board Meeting Date: Tuesday, January 26, 2027 at 10:00 am in the Clubhouse. .

ADJOURNMENT

There being no further Board Business for discussion, the Board Meeting was unanimously adjourned at 10:22 am.

Respectfully submitted,

Cindyrae Mehler
INTEGRA Management

[Maintenance Report attached]

Latitude 49 Maintenance Report

Fall 2026

1. Ongoing monitoring of the compactor.
2. Ongoing monitoring and cleaning of Hot tub and Pool.
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. Shower and bathroom sinks replaced in bathrooms of activity building
7. Resurface golf putting green
8. Replaced pool cover anchors that have failed. Koala Pools
9. Repair North & West pool gates to close properly
10. Repair rotted logs on all buildings
11. All three buildings are re-stained
12. Repair window frame east side of mail building. M&M construction
13. New door installed SE of activities building
14. Seasonal dumpster set up and monitor May22-June1
15. Mow and cleanup lot 135 (ongoing)
16. Exit gate repaired worn belt. Gateway Controls
17. Annual window cleaning. Margarets Windows
18. Entry signs cleaned and re-painted. M&M construction
19. Recall on commercial dryer serviced. Judd & Black
20. Pool heater inspected and service recommended
21. Closed swimming pool – deck chairs to storage
22. Seasonal dumpster set up and monitor Sept 18-28
23. John Rubdie ordered switch and installed on washing machine #5
24. John Rubdie spot weld the latch on the cardboard gate