

MISSION BAY HOMEOWNERS ASSOCIATION

Semi-Annual Community Center Homeowners Association Meeting December 11, 2010 Minutes

Called to order at 2:00 PM.

Steering Committee members were introduced as Don, Jill, Jane, Wayne and Laura. The Manager Glenn was introduced.

A motion was made and seconded to accept the June 2010 meeting minutes.

Don went over the Budget. Items of note were:

- Reserve balance correction: Was counted twice should be \$17,998.00. (This was incorrect. There was no double counting. The amounts shown on your Financial Statement are correct.)
- The annual assessment has been reduced from \$60 to \$46. Quarterly dues remain the same.
- Exercise equipment is less because the lease has been paid off which leaves only maintenance charges now.
- Insurance will probably be less.
- Propane for pool is less.
- New slide showing breakdown of monthly dues per person was shown.

Brandy asked if a committee could be formed to reassess the manager's salary and duties. Don explained that the steering committee is responsible for seeing that a review is conducted and will do so in 2011. The committee then recommends to the board of Directors and they make the final decision. So far, almost all suggestions have been approved.

Jack asked about General and Administrative costs – he wondered why costs have gone up from last year. Don explained that it was because Glenn was laid off for three months last year, and now he is on full time. Jack also asked about increases in expenses under Capital Maintenance for Landscaping Grounds, and also for pool and tennis court maintenance which is up from last year. Don explained that mowing and materials for pest control, fertilizing, etc. are going up for 2011.

Cindy asked if we should keep up the special assessments to build up the Reserve. Don suggested paying off the loan if people want to save money. Jack asked where the past due money for rent from Northwest Holdings was deposited. Don said it goes into the Community Center Reserve Account. A question was asked as to what percentage of our members use the Community Center. About 40% of the members raised their hands that they used the Center.

If owners have issues that require police notification, they were asked to please place the call themselves instead of calling Glenn or Dennis.

Steering committee

Jill reported that CC&Rs enforcement is being enacted more forcefully. If a complaint comes forward to the manager, he brings it to the committee. The process is as follows: notify homeowner who is out of compliance, and if the issue is not corrected, the next step is to follow up with a fine. Complaint forms are available from Glenn or can be printed off the website. They have been getting positive responses from the homeowners, and thank-you letters are being sent.

Social Committee

Connie reported to the membership. She thanked the members for decorating the Christmas tree and Great Room. There have been three parties since July 4th. An end of summer closing of pool party, a November football party, and a summer casual third Thursday BBQ and pot luck.

Plans for the future: Texas Hold-'em tournament and a Valentine's Day party in February. Sue and Jane were thanked for planning our Annual Christmas luncheon. Over 45 people attended. The Social Committee has some reserve money, so they are looking at things to get for the kitchen. Suggestions are welcome. A welcoming committee is being formed to explain things to new homeowners.

Infrastructure Committee

The Manager and Accountant are working on a Reserve Fund study. They are making a list of the 'shelf life' of things and are tying Reserve funds to those line items for replacing things as needed.

Architectural Review Committee

The committee has not been very active because not many people are building houses. The objective is to meld the two communities' business so that the Preserve doesn't have to have a separate committee. There are new committee members. They are not accepting incomplete submittals anymore which helps speed up the process.

New Business

Donations

Ron reported on a request for donations letter he received. The proposed donations are for city improvements through the Polson Community Development Agency (PCDA) which will use the money for benches, waste containers, bike racks and landscaping of bump outs. All donations are tax deductible. The checks should be made out to PCDA—Streetscape Fund sent or given to Ron H (Since the meeting, over \$1,100 has been collected. Our goal is to raise \$1,500 to purchase a bench and have it engraved: "Donated by the Residents of the Mission Bay Community." If you have not donated, please do, and send your check to Ron H. at 101 Eagle Drive.)

Security

- Cameras were suggested for a couple locations. The budget is for \$1500.
- Linda asked if Glenn could work on the weekends instead of two other days during the week. The response was to start with security cameras first and see how that works.
- It was then asked if Glenn can be called on weekends. Dennis said yes, both he and Glenn would respond immediately if there was a problem.
- Jill reported that better communications with each other and the membership are needed among the owners. Bruce is forming a Neighborhood Watch Program – steering committees are working on better communication with each other. Bruce will work with Police Chief Chase to form the Watch Program.

Golf Course

There was a question about land behind hole #17 on the golf course. Dennis reported that it is golf course property, and it is their responsibility to improve it which they plan to do in the future. Budgets restraints, are keeping them from doing it now. George is on the Golf Board and will help to monitor that project

Snow Plowing

The City's policy is to get the streets cleared as quickly as possible. Dennis asked them to ask the plowers not to leave people blocked in if there is a large amount of snow. Dennis said we may have to use reserve money if we go over what is needed. The contracted plower has been leaving berms at the end of driveways. Dennis reminded the members that each person is responsible for their own driveway. Plowers will be reminded to shut the gates when they are through. In November plowing costs were \$2,800 for 5 times, Preserve was \$1,300.

Office Space

Jack asked if the rent could be reduced for the tenant in the building so Glenn could get a bigger office. Dennis reported that Glenn will be moving into the main office and the accountant Kari would be moving into Glenn's office.

Motion to adjourn and seconded. The meeting ended at 3:34 PM.