

**Mission Bay Homeowners Association  
Mission Bay Preserve Homeowners Association  
Community Center General Meeting  
June 18<sup>th</sup>, 2011  
Meeting Minutes**

The meeting was called to order at 2:00 p.m.

A sign-up sheet was provided and those in attendance included:

Dennis Duty, Mission Bay & Preserve Board President	Brandy Casey	Bonnie Triepke
Laura Hone, Mission Bay Board Vice President, Steering Committee Member	Kathy Beckley, Preserve Steering Committee Chair	Susanne Beck
Gordon Zimmerman, Preserve Board Vice President	Steve Gillette	Rhea Ashmore
Jill Southerland, Mission Bay Steering Committee Chair	Fred & Liz Weber	Rob Robinson
Wayne Finney, Mission Bay Steering Committee Member & Sharon Finney	Teresa Cook	Wanda & John Selway
Jane Irwin, Mission Bay Steering Committee Member	Warren & Susan Wright	Nancy Hackethorn
Don Allen, Mission Bay Steering Committee Member	Carol Bowman	Linda Reksten
Tim McKenna, Mission Bay Steering Committee Member & Jeanne McKenna	Dean & Zina Swanson	CM Beckendorf
Glenn Gordon, Association Manager	Cathy & Greg Hudowalski	Tom Ryan
Gary & Pam Denevi	Deborah & Jim Chapman	Bonnie Hone
Connie Brownell	John Wantulok	Leonard Prescott
Tony Boote	Bonnie Kimball	John Lowell
Craig Engebretson	Beryl & Roberta Hatlestad	Jules & Ann Clavadetscher
Bette & Kent Duckworth	David & Patti VanAcker	Bill Tuberty
Don Dubay	Scott Matthews	
Richard Carlyle	Toby Hunter	

Dennis Duty opened the meeting. Introductions were made and proof of due notice was provided.

The minutes from the December 11<sup>th</sup>, 2010 Community Center general meeting were approved by all members present.

#### Finance Committee Report

Don Allen presented the Statement of Revenues & Expenses for the Community Center for the five months ending May 31, 2011. Actual figures are close to budgeted figures year-to-date. Discussion was held regarding the loan payments (amount reported on schedule includes principal and interest), past and future refinancing of loan.

Financial reports for the Community Center are available at the association's website [www.missionbayhoa.com](http://www.missionbayhoa.com).

#### Steering Committee Report

Jill Southerland presented a summary of the Steering Committee's actions since the last general meeting that was held in December. Steering Committee members meet monthly and all members also serve on sub-committees. Standing committees were re-organized and now include volunteers. The facility usage policies were refined and adopted. They are available in a clubhouse notebook that's kept in the Association Manager's office. An open house meeting was held for members from single-family lots that are not a part of an already established sub-association within the association for the purpose of implementing better representation, communication and security in the various neighborhoods within the association. Bruce Bowman has been asked to lead a neighborhood watch meeting when he returns to Polson. Judy Preston gave a recycling presentation and another one will be scheduled. A representative from the aquatics center project will be asked to make a presentation to members. Tim McKenna has continued to make additions to the website including a Frequently Asked Questions (FAQ) page.

The largest focus over the past several months has been the reserve study. Jill described the steps that have been taken to date on the reserve study noting that it will be a continual work in progress. Don Allen presented some preliminary summary information about the Community Center's reserve study noting that more detailed information would be shared at the December general meeting that includes the budget for the following year.

To improve security and enforcement of rules within the association, the association manager and summer employee have been given signs to attach to their vehicles to better identify themselves and give an increased awareness of their monitoring efforts when they are onsite. Weekend patrols have been added.

Laura Hone informed members that security cameras have been added at the community center. Three cameras have been installed, two at the pool area and one at the entry to the community center with a feed into a monitor within the Association Manager's office. There have been some incidents of vandalism in the past and the camera systems are intended to be a deterrent to future incidents.

Laura noted that Identification tags are required for use at the beach area. Members who have not picked up their tags should contact the Association Manager.

Dennis reiterated the importance of members using the sign-in sheets when using the facilities.

Tim McKenna discussed enforcement issues noting this is the most common complaint he hears from members. He reminded members of the definition of guests using the facilities and noted that more focus will be placed on enforcing those rules going forward. Tim noted that members should complete

a complaint form when they notice a rules violation within the association. He further explained the enforcement process including verbal notice, written notice, waiting periods, and fines again noting that enforcement will be a large focus of the committee going forward.

Rules are posted on the website [www.missionbayhoa.com](http://www.missionbayhoa.com) for members to review.

#### Social Committee Report

Connie Brownell presented a summary of the Social Committee's activities since the last general meeting.

The Social Committee created a new Welcome Committee for the association. Social funds were used to purchase Mission Bay bags. Local businesses provided information, coupons, and some small prizes for the bags. A newly developed booklet was created by the committee to introduce new members to the association's policies and also welcome them to the community. The new committee has met with approximately 10 new owners and renters.

Connie acknowledged the contributions of the LaPiana's and Dunshee's to the Social Committee. Both couples are retiring from the committee this year. Mary & Bob Martin are joining the committee. The committee is looking for other members to join noting that volunteers do not have to be couples. Anyone interested should contact Connie.

A "Welcome Back" party was held over Memorial Day weekend (57 neighbors and guests in attendance). A Wednesday afternoon poker group started during the past winter is now meeting Thursday evenings at 6pm. Anyone interested is welcome to show up or contact Ralph Brownell for more information. The annual garage sale is scheduled for the upcoming weekend. There will be a 4<sup>th</sup> of July breakfast. An end of the summer barbecue is scheduled for September 3<sup>rd</sup>. The committee is looking for volunteers to help with a progressive dinner in September or October. The lunch bunch has continued but needs volunteers to help with scheduling and notifications.

#### Architectural Review Committee

Wayne Finney gave a brief description of the purpose of the committee and explained some refinements that are being considered within the committee to improve the on-site inspection process during the construction period.

#### Electronic Notification of Meeting Notices

Dennis asked members who haven't already done so to turn in the authorization forms to receive notifications of future meetings via e-mail so the association can reduce the postage and paper costs required for official meeting notices.

#### Swimming Pool Hours

Glenn Gordon described changes made to the hours for adult swimming at the swimming pool. Hours have been changed to daily from 8am-10:30am. The hours might be extended by an additional ½ hour on the days that include the water aerobics class.

#### Aquatics Center

Dennis provided some information about the upcoming ground breaking for the new aquatics center and the plans for the first phase of construction. He repeated Jill's comment that a representative will be invited to speak to association members.

#### Dogs in Preserve (and within Mission Bay)

There have been a number of issues with dogs being walked in the Preserve either off leash and or with owners failing to clean up after their dogs. Leash law signs will be posted and fines will be assessed to violators. Mission Bay owners are asked to assist in enforcing the rules when they are walking on Preserve roads. During a meeting of Preserve owners just prior to the Community Center general meeting, Preserve owners agreed to continue to allow non-Preserve members to walk their dogs on Preserve roads but revisit the issue the following summer. It was noted by Dennis that Preserve trails and beach area are for the use of Preserve owners and their guests only.

Discussion was held about leash laws. Dennis noted that the City's leash law applies within Mission Bay and requires dogs to be on leash at all common areas including at the dock. Dennis noted that a survey of members within Mission Bay had been done via post cards during the prior year and there wasn't enough interest in creating a dog park to pursue it further at this time. The primary issue is identifying a safe, suitable location that can be agreed upon by property owners. The request will continue to be under consideration for future development plans.

#### Volunteers

Dennis noted that committees are always interested in having additional volunteers. Please contact a committee member for more information.

#### Other

Some discussion was held about the current appearance of some recently mowed areas. There have been some quality issues that are most likely attributable to the high moisture this year. Glenn will follow up with the contractors to ensure they are aware of the issue and that it is corrected.

One bench on Main Street in Polson has been sponsored by Mission Bay homeowners. Some funds are available for a second bench but additional contributions are needed.

The meeting was adjourned at 3:30 p.m.