

**Mission Bay Homeowners Association
Mission Bay Preserve Homeowners Association
Community Center General Meeting
December 10th, 2011
Meeting Minutes**

The meeting was called to order at 1:00 p.m.

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

Dennis Duty, Mission Bay & Preserve Board Member	Jerry Raunig	Ralph Brownell
Tim Hinderman, Mission Bay & Preserve Board Member	Su Orchard	Richard Carlyle
Gordon Zimmerman, Preserve Board Member	Linda Reksten	Terese & Dan Cook
Jill Southerland, Mission Bay Steering Committee Chair	Marilyn Coffee	CM Beckendorf
Don Allen, Mission Bay Steering Committee Member	Wayne & Sharon Finney	Ron & Bonnie Hone
Jane Irwin, Mission Bay Steering Committee Member	Bob Martin	Debbie Chapman
Kathy Beckley, Preserve Steering Committee Member	Cathy Hudowalski	John Cowan
Cindy Dunshee, Preserve Steering Committee Member	Bonnie Triepke	Linda Bone
Glenn Gordon, Association Manager	Alice Oechsli	Steve Gillette
Kari Mausshardt, Accountant	Nancy Hackethorn	Carol & Bob Blakely
Rod & Meg Fair	Rod & Gwen McRae	James & Cheryl Jones
Don DeBorde	Bruce Bowman	Craig Engebretson

Dennis Duty opened the meeting. Proof of due notice was provided.

The minutes from the June 18th, 2011 Community Center general meeting were approved by all members present.

Finance Committee Report

Kari Mausshardt presented information regarding the Community Center reserve study, the proposed budget for the Community Center for 2012, past due accounts for the Community Center and recent changes made to the Community Center loan. Kari agreed to post the slides from her presentation on the website www.missionbayhoa.com.

Discussion was held regarding the Community Center reserve study. Members approved a motion to recommend that the Board of Directors increase the contribution to the Community Center reserve by \$6 per lot per month effective January 1, 2012. A current draft of the reserve study for the Community Center is available on the website.

The 2012 proposed budget for the Community Center includes an annual assessment of \$40 per lot in addition to quarterly dues. There were annual assessments for the Community Center in 2010 for \$60 per lot and in 2011 for \$46 per lot. The assessments have been recommended to offset the effect of past due accounts that have arisen during the past few years. Rather than recommending permanent increases in dues, the Steering Committee has continued to recommend an assessment that can be evaluated annually.

The Community Center interest rate was reduced from 6.5% to 5.95% effective 12/1/2011 and will remain fixed at that rate for 5 years. There was a \$500 fee to re-finance the rate. Members approved a motion to recommend that the Board of Directors keep the monthly payment at the same amount as 2011 in order to reduce the interest cost of the loan and pay the loan off approximately one year earlier than the original terms.

Social Committee Report

Ralph Brownell presented the Social Committee Report.

Social Committee activities since the last general meeting including the following:

- 4th of July Brunch (noting record attendance)
- September 11 dinner and dance (with DJ music, Flathead Cherry pork tenderloin, London broil, & potluck)
- October 30th Halloween party (with Billie Mercer's decorations, witch's brew, BBQ pork sandwiches and members favorite appetizers, salads & deserts)
- December 4th decorating at the clubhouse for the holidays

Ralph thanked the following individuals and groups:

- Rick & Cindy Dunshee for the work on the committee for two years. They retired from the committee during the summer.
- Billie Mercer for sharing her Halloween & Christmas decorations for decorating the clubhouse.
- The members who participated in the events and shared their recipes, helped with set-up and clean-up and supporting the efforts to bring people together within this community.
- Social Committee members Linda and Allen Bone and Mary and Bob Martin for all their planning, buying, cooking, setting up and taking down for the events.

Members were reminded to pass along any new information about new owners and renters in the community to the Welcome Committee: Suzanne Booker, Barb LaPiana, Judy Preston and Connie Brownell.

The committee asked for short-term volunteers to work on events for the winter as some of the committee members will be gone for part of the winter. Ideas include: game nights, Valentine's Party,

St. Patrick's Day, Cinco de Mayo, the June garage sale. Please speak to one of the committee members or e-mail them if you are willing to volunteer for a particular event.

A weekly poker game (Texas Hold-um tournament style) was started in January 2011 on Wednesday afternoons then changed to Thursday nights in May and continued through November. It is now on hold for the holidays but will resume again in January 2012.

The Social Committee purchased a roaster, meat thermometer, ice tongs & a corkscrew to enhance the clubhouse kitchen.

New Business

Dennis described the snow plowing policy to members. In the Community Center parking lot and sidewalks, the plowing contractor has been instructed to plow when there is at least 2 inches of snow. The plowing contractor has been instructed to plow the streets within Mission Bay when there is at least 3 inches of snow. If there is less snow, the Association Manager determines whether or not plowing is necessary based on safety concerns, temperatures, etc.

Dennis noted that a comment was made by a member regarding the elections of Steering Committee members to which he wanted to respond in the meeting. Dennis assured members that Northwest Holdings, the developer of Mission Bay does not participate in the voting process for Steering Committee members.

Discussion was held about the consequences of information shared through rumors and Dennis encouraged members to contact a Steering Committee member or him directly to ask questions if concerns arise in the future.

The meeting was adjourned at approximately 2:30 p.m.