

# MISSION BAY HOMEOWNERS ASSOCIATION

## Steering Committee Meeting

June 14, 2010

### MINUTES

The regular meeting of the Mission Bay Homeowners Association Steering Committee was opened by Chairman Wayne Finney at 9:00 a.m. at the Clubhouse. The Manager, Developer, and six committee members were present. Don Allen was welcomed as the new member replacing Carson Coryell.

#### I. OLD BUSINESS

- A. Contract Review: The Manager reported that all summer contracts are in place.
- B. Post Lights: Only 9 property owners do not have their light posts in working order. This number has been reduced from 27 homeowners in May. The manager is in contact with the non-compliant property owners.
- C. Discussion took place about the Irrigation Project that still affects some MBHOA properties. Dennis has been in contact with the tribe, and is attempting to get these properties removed. This item will be brought forward to every agenda until it has been resolved.
- D. CC&Rs and By-Laws:
  - 1. The final draft of the By Laws has been completed and reviewed by our lawyer. The changes will be posted on the website for homeowners to read and prepare for the vote to accept the proposed changes.
  - 2. The CC&Rs have also been changed and reviewed, and the Board of Directors will adopt the changes which will take effect July 1. The Board of Directors will then bring the changes to the City Council to check for consistencies with the original contract.
- E. Insurance: An Insurance Committee is being established (Tim. Rick. Dennis, Glenn) that will review all HOA insurance policies. A question

was raised about one sub-contractor that declines signing our work contracts. The Manager is re-working the existing contract language to include the provision that MBHOA be listed as additionally insured.

## II. FINANCIAL/BUDGET REVIEW

- A. Assessment Fee: Jane Irwin reported that the Finance Committee recommends going forward with the \$30 assessment fee in July for the second half of the fiscal year. The Association must build its reserve accounts.
- B. Exercise Equipment: As of July 1 the exercise equipment belongs to the HOA. A question was asked whether the equipment was covered by our insurance—yes, it is. We will discuss at the July Steering Committee meeting whether to budget a maintenance agreement for \$200 to check the equipment twice a year.
- C. Seasonal Employee: Chad Dunshee was hired as the seasonal employee for \$10/hour. The Manager is pleased with his work.
- D. Financial Report for Homeowners Meeting: A pie chart form will be prepared for the June 19 meeting. Detailed financial reports will be available to homeowners upon request.
- E. Clubhouse Mortgage: Dennis will look at commercial loan rates to compare with our current loan. He will inform the committee of the current risks with our local banks.

## III. HOMEOWNER ISSUES

- A. Individual Homeowner Post Lighting: The Manager will follow up with the remaining 9 homeowners who are in violation.
- B. Common Area Review: A committee has been formed consisting of Rick LaPiana, Tim McKenna, Judy Preston, and Connie Brownell to determine what and how to develop the common area.
- C. Pool and Tennis Court Opening: The pool, hot tub, and one tennis court were opened by Memorial weekend. The second tennis court

will be open by the end of this week (June 19). The pool will be available rain or shine. The cover will be removed in the rain if requested. There was a discussion about the use of pool toys. The established rules will remain: safety devices such as swimmies, preservers, noodles will be allowed; balls and other toys are not.

#### IV. CLUBHOUSE ISSUES

- A. The Manager will maintain a "To Do" list in his office. A list of completed projects was given to the committee members.

#### V. ANNUAL MEETING AGEND

##### A. Community Center Agenda:

1. Don Allen will present the financial report. The Finance Committee will answer homeowner questions by appointment.
2. Chairman Wayne Finney will give a summary of the work of the strategic planning sub-committees.
3. Tim McKenna will give a report of the organizational structure.
4. Connie Brownell will give a social committee report.
5. There will be a sign-up sheet for electronic communication.

##### B. Mission Bay

1. Don Allen will present the MB financial report.
2. Committee Reports
3. Election of the Director/Board Member: There will be no nominations from the floor. Write-ins are allowed on the ballots. Two homeowners will be asked to count the votes before the end of the meeting.

##### C. Revised By Laws: Dennis will give the report and handle the voting.

##### D. CC&Rs: Rick LaPiana will discuss the changes proposed to the Board.

#### VI. NEW BUSINESS

- A. Employee Evaluation: Due to lack of time, this item will be tabled until the July Steering Committee meeting.
  - B. A potential legal issue was discussed and what should be done about it. Our lawyer will be handling the issue.
  - C. Certainteed siding issues at Montana Landing and another homeowner's individual home were discussed. The poor product that was used in the construction may result in a lawsuit.
- VII. Next Meeting: Annual Meeting – June 19, 2010 at 2:00 p.m.  
OPEN meeting and election for Steering Committee/BOD
- Steering Committee Meeting – July 12 at 9:00 a.m.  
CLOSED meeting

Respectfully submitted,

Jill Southerland