

MISSION BAY HOMEOWNER'S ASSOCIATION

Closed Meeting of the Steering Committee

November 9, 2010

MINUTES

The regular meeting of the Steering Committee was called to order by Chair, Jill Southerland at 9:00 a.m. at the Clubhouse. Members present were Jane Irwin, Laura Hone, Jill Southerland, and Manager Glenn Gordon. Tim McKenna participated via a Skype video conference call. Don Allen and Dennis Duty were excused.

I. OCTOBER MINUTES

The Minutes of the October 11, 2010 Steering Committee Meeting were discussed and approved. The motion to approve was made by Jane and seconded by Laura.

II. COMMITTEE REPORTS

Rick LaPiana was present to give two reports. He is the Chair of the CC&Rs Enforcement Committee. That committee is meeting every third Thursday of the month at 3:00 p.m. Rick reported that a couple of violation letters have been sent to property owners, and in one case, a positive response was the result. This committee is overseeing the Light Post issue as well.

The second report was regarding the meeting of the Common Area Committee. This committee has been assigned the responsibility of providing direction for the common areas in Mission Bay. A postcard has been mailed to all property owners in Mission Bay proper to enlist suggestions for possible improvements/plans for the common areas.

III. MANAGER'S REPORT

Glenn gave the committee an updated list of all projects he has been working on.

IV. OLD BUSINESS

1. The Insurance sub-committee gave an update on the insurance costs for the coming year. An insurance company in Whitefish gave the most comprehensive coverage plans and reasonable cost estimates. The MBHOA should see a savings in the insurance budget for next year. Thanks to the three committee members who worked diligently on procuring such positive results.
2. The Personnel Policy was reviewed and approved by the committee members. The policy is on file in the Manager's office.
3. A report was made regarding the October 13 Open House that was held for single family homeowners in Mission Bay. The purpose of the meeting was to suggest the organization of "pods" or smaller groupings of homeowners in order to provide better communication, possibly begin neighborhood watches for safety, and the development of emergency phone trees. About 40 homeowners attended, and interest was expressed. The Steering Committee will help any interested groups to get started. A "pod" map is available in the Manager's office.

V. STANDING COMMITTEE REPORTS – No committee reports were presented.

VI. NEW BUSINESS

1. The Manager will talk with the Police Chief and Bruce Bowman about organizing a Neighborhood Watch meeting for all MB property owners.
2. A lengthy discussion began regarding the budget for the coming year. Kari Mausshardt, Mission Bay's accountant came for this portion of the meeting to answer questions about the financials and budget. Some of the issues discussed included: what to do with the exercise equipment in the future; tennis court maintenance costs; moving the Manager's office; installation of security cameras at the clubhouse; and, the homeowner assessment for 2011. Don Allen will be making the presentation of the budget at the annual meeting in December. It is the intent of the Committee to present a balanced budget for 2011.

There being no other business, the Steering Committee was adjourned at 11:15 a.m.

VII. NEXT MEETING

Steering Committee – Monday, December 6, 9:00 a.m.

ANNUAL MEETING – Saturday, December 11, 1:00 p.m.