

MISSION BAY STEERING COMMITTEE MEETING

JUNE 13, 2011

I. The meeting was called to order by Jill Southerland at 9:00 am. Members present were Don Allen, Tim McKenna, Laura Hone, Jane Irwin, Wayne Finney, Dennis Duty and Glenn Gordon. Seven homeowners were present.

I. Jill welcomed the group and asks the visiting homeowners to hold their questions and comments until after we had gotten through the agenda.

II. Minutes of the May meeting were approved after being revised as follows:

The pool will be opened to adults only from 8:00am to 10:30 am each day. From 10:30 until closing the pool is opened to both adults and children.

III. **Developer's Report.** Dennis reported that the Board had approved that Jill Southerland would be representing the Preserve on the Steering Committee for one additional year. This is being done because it is not the policy to have three Steering Committees up for re-election the same year. Jane Irwin and Wayne Finney are up for re-election representing the Mission Bay Association.

The Board also approved that 2 members from the same household could run for office on the Steering Committee if they owned multiple properties in either Mission Bay and /or the Preserve.

The semi-annual homeowners meetings will be held June 18 at the Club House. The Preserve at 1:00, The Community Center at 2:00 and Mission Bay Association at 3:00.

Manager's Report. Glenn reported that the Tennis Courts will be finished as soon as the weather permits. It needs to be dry before the lines are put in place.

Some major repair work needs to be done on the Mission Bay Dock and information is to be gathered to determine the best way to sure up the dock and make it safe. At least three pilings need to be replaced. The Gazebo is also going to be painted this year and some other areas around the club house.

Private Beach signs are being made. There are several areas that have some settling on roads and those will be repaired when weather permits. Our part-time employees started working on May 23. He will be doing the clean-up and maintenance of our common areas, closing the pool at night and getting the tennis courts ready for play. In addition he will be assisting Glenn in providing week-end security coverage. Most things needing attention have been held up due to the weather.

Old Business

1. A program on Recycling was presented by Judy Preston on May 18. Around 20 members attended the meeting and already getting more actively involved in some of new programs now available here in the Polson area. A Neighborhood Watch Program will be presented as soon as Bruce Bowman returns from his work in the flood stricken areas in the southern states.
2. The Reserve Study for the Community Center is nearing completion. Kari and Glenn devoted much of their time this winter to complete this Study. A status report will be given at the Semi-annual meeting this Saturday. Don presented two or three options that the homeowners will have to think about before our Annual Meeting in December. Every asset in the Preserve and Mission Bay has been inventoried. The Original cost, current value and replacement cost by estimated year have been documented. Data was obtained from contractors, the internet, and original documents. There is still data missing on roads, fences, etc. We are currently paying only \$2 per month into the Community Center Reserve Account. At this rate we will start going into the hole within the next two years and it only gets worse after that time. Our facilities are now over 10 years old and repair and replacement costs are just beginning.
The Finance Committee will look into the possibility of setting up an unbudgeted expense category in the operating budget to start paying for minor repair/replacement items that cannot be anticipated at budget time.

The amount put into this category would be transferred from the Reserve Account at the beginning of each Budget Year.

3. Around \$ 300 has been collected for the Bill Coffee Fund. We need a total of \$ 600 to pay for a very nice picnic table for the beach area. It would be a very nice addition for the people who like to picnic and it would require no maintenance. It is being paid for by donations only.
4. Security cameras are being installed. There will be two in the pool and one at the front entrance. Glenn can monitor via his computer at the office and at home.
5. Part Time employee weekend Assignments. Refer to Manager's Report.
6. Status of Eagle Drive Yards. Four letters were sent out to homeowners who are not maintaining their yards according to our CC&R's. They were given 30 days to get their lawns and flower beds in shape. If they do not meet the requirements they will be fined and the Association will pay to have the yards brought up to standard and the homeowner will be billed for the first fine which is \$ 50 plus reimburse the Association for bringing them up to standard. The second fine is \$ 100 and the third fine is \$ 250 plus maintenance cost if they do not continue to maintain their yards in proper condition.
7. Tim McKenna will be heading up the CC& R's Enforcement Committee. Violations and rules will be strictly enforced this summer. Glenn and Chad will rotate being on call during the weekend hours. Glenn will continue to make the first contact with a homeowner when he sees a rule or hears of a possible violation occurring. The homeowner will have three days to make a correction. If not corrected a fine will be assessed, or if appropriate the homeowner may be given the option of getting a \$ 10 permit to allow a car, boat, trailer, motor home to remain for a set number of days.
8. It has been determined that Common Wall Homeowner's Insurance Policies do not have to list MBHOA as a loss payee.
9. Laura brought up that she was very unhappy with the maintenance of or common areas and Tim fully agreed. Glenn said that he was aware of the problem, but Chad did not come on board until May 23 and we have had

lots of very bad weather in the last weeks. It was also brought up that our part time employee needs more training on how to properly maintain the flower beds. Some of the Steering Committee toured the area immediately after the meeting was adjourned.

V. STANDING COMMITTEE REPORTS

1. Finance. Budget is on schedule except for Snow Removal expense for the Mission Bay Master Association. We will probably be able to make this up in other areas.

2. Social Committee. The Welcoming Back party was a big success. Approx. 65 people attended. The Welcoming Committee has visited with 7 new renters or homeowners to give them a Welcome packet with a booklet describing Mission Bay, its facilities, rules, etc. The packet also contained coupons and gifts donated by the Polson Business Community.

3. CC& R's. Refer to item 7 above. A meeting is to be held with the Committee on Thursday, June 16th at 3:00pm

4. Architectural Design and Review. This committee will do four inspections during the building process. Once the final inspection has been made the CC& R's Enforcement committee will handle any violations.

5. Sub Associations. No report.

VI. NEW BUSINESS

1. Steering Committee Application. Only two have been submitted to date.
2. Semi-Annual Meeting Agendas and assignments were discussed. Laura will update on Security cameras, and beach passes, Don will give a status report on the Reserve Study and Financial Data for the first five months of this year. Wayne will update on the Architectural Design and Review Committee procedures. Jill will give a report on what the Steering Committee has been doing

3. **Mission Valley Aquatic Center. Ground breaking will take place for the new indoor pool, July 8. It is expected to be open by next July. They would like to come out and brief us on just what is going to happen and when. It was suggested that perhaps the social committee could sponsor an ice cream social for that briefing.**
4. **Dennis announced that St. Joseph Medical Center is sponsoring a fund raising event on the lower part of the Preserve on July 9th. They will be auctioning off 5 little children's homes and two Teepees. The homes have been built and they should be moving them in soon for people to tour.**

VII.HOMEOWNER ISSUES' COMMUNICATIONS

1. **An e-mail was received from a homeowner asking information about a variance request; whether or not Mr. Homer Holland was involved with NW Holdings; and, if replotting was going to be allowed in the future. The homeowner was present at the meeting, and Dennis Duty answered each of these **questions**. The repairing of the Mission Bay Dock was discussed in length. Various options were discussed and Glenn is working on this now with contractors to see what would be best.**
2. **The need to see that our part time employee is properly trained to maintain our common areas was discussed and the need to have a schedule for him.**
3. **Discussion regarding not having children under 18 use the hot tub at any time was discussed, but decided to leave the rules as they are now. If children continue to violate the rules, like running back and forth between the pool and hot tub, we may have to make some changes. The hot tub is not a play place.**
4. **One person wanted the hot tub to be hotter, but others did not. It is currently set at 102 degrees.**

- 5. It was stated that one or two posts needed to be replaced around the Community Center and Glenn said there were 7 that were going to be replaced when the weather permits,**
- 6. It was requested that the swimming pool rules be printed in larger print and posted where they can be seen. Also, that we enforce the rule of signing in whenever you use the pool or tennis courts. The camera will help us to find out who is not doing this.**
- 7. Preserve homeowners discussed the violations that occurred at the Preserve Dock and Beach area last summer. It was requested that Glenn keep better control of this area.**

The meeting was adjourned at 11:15. The next Steering Committee meeting will be July 11, 2011 -9:00 am