

MISSION BAY HOMEOWNERS' ASSOCIATION
CLOSED Meeting of the Steering Committee
August 9, 2010

MINUTES

- I. Introductions – No additions to this Agenda. All members present, with Jill excused.**
- II. Minutes of July meeting were approved, Don proposed. Wayne second.**
- III. Mgr's report: Area looks good, mowing and haying progressing well. One half of main entrance sign is finished and should be up this week. Small landscape area at intersection of Eagle and Hawk is being cleared through the power company for possible interface problems. Sink hole at Reliance and Montana Landing has been repaired, \$700.00. Another roller on one of the treadmills needs replacement, \$482.00, Don proposed. Laura seconded.**
- IV. Old Business:**
 - 1. Post light – several bulbs out; individuals will be contacted. A pre-winter letter will be e-mailed. Open item.**
 - 2. Litigation/Olson – Mission Bay will forgive lien issue with proviso that Olson's property will never be allowed to opt "in" to community Center and Olson's do not pursue any further legal issues. Closed item.**
 - 3. Weed Control group needs to meet. The mowing and haying contractor has a long range weed plan which involves farming, haying and natural treatment of Preserve area. Westland Seed of Ronan has spray equipment for large, farm-sized parcels. Spring of 2011 is the time for spray applications. There are new herbicides on the market which may be of benefit to us. The irrigation system in the Preserve needs to be looked at. Open item.**
 - 4. The HOA manager has a Policies and Procedures Manual. Item closed.**
 - 5. Renters of Mission Bay properties and their overnight guests can use HOA facilities. Renters can not extend use privileges to invited guests. Tim proposed. Don seconded.**
 - 6. The costs and procedures for bonding of employees will be explored prior to renewal of our liability insurance policy in November of 2010. An ad hoc committee of Tim and Dennis will look into this. Item open.**
 - 7. Northwest Holdings has sold a lot and were able to make a partial payment of \$5000.00 on the outstanding rent balance. Info item.**
- V. Standing Committee Reports:**
 - 1. Finance Committee:**
 - a. Has new member; welcome Dan.**
 - b. Acceleration of mortgage principal payment was discussed and will be presented to Homeowners in the 2011 proposed budget. This would raise dues but save interest costs in the future.**
 - c. The Pay-Pal system of paying dues has been approved. There is no cost to HOA. Homeowners can check this out at www.paypal.com . Call the accountant if you are interested.**
 - d. First Interstate Bank has a system to handle money for HOA income and expenses. This system is being considered for adoption. Don has been added to the check signing list.**

2. **Social Committee – No report.**
3. **C, C & R's Enforcement Committee**
 - a. **Jon H. is Chairman.**
4. **Architectural Review Committee – plan to be more active with periodic follow-up inspections during home construction phase.**
5. **Sub-Associations – No report.**
6. **Strategic Planning Committees:**
 - a. **Communication committee – Tim will continue to act as “web master”. The annual website fee of \$99.00 was paid by Tim and he will be reimbursed by HOA.**
 - b. **Organizational committee – no report.**
 - c. **Infrastructure committee – no report.**
 - d. **C, C & R's committee – Recently HOA approved changes are at the Polson city council for approval and seem to be getting the stonewall, foot dragging treatment. The changes can not be recorded until they receive city council approval.**

VI. New Business:

1. **Consider changing Steering Committee meeting date/time; Mon vs. Tues??? Open item.**
2. **The Enforcement committee will look at solutions to week-end and evening oversight/supervision/monitoring of pool, tennis court, beach and weight room. Open item.**
3. **Personnel/human resource committee to be appointed to develop vacation, sick leave, and evaluation policy for employees. Open item.**

VII. Homeowner Issues:

1. **It has been observed that many unsupervised, underage children are driving golf carts in the area. Parents and grand-parents are reminded that golf carts are not toys and are to be driven by licensed drivers. Info item.**

VIII. Next meeting: September 13, 2010, 9:00 a.m. OPEN meeting; committee will conduct business; then have question and comment session at the end.