

# Minutes

## Mission Bay Community Center General Meeting

June 13<sup>th</sup>, 2009

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

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

Wayne Finney, Mission Bay Steering Committee Chairperson, and Sharon Finney	Jules Clavadetscher	Ray & Kay Larson	<b>REPRESENTATION BY PROXY:</b>
Ron Hone, Mission Bay Steering Committee member, and Bonnie Hone	Dan Cook	Bev Machacek	Phil & Karen Korell
Jill Southerland, Mission Bay and Preserve Steering Committee member	Carson Coryell	Tim & Jeanne McKenna	Rick LaPiana
Russ Pilcher, Mission Bay Steering Committee and Board member	Chris Curtis	Bob Minus	Ronald & Kathleen Normandeau
Kathy Beckley, Preserve Steering Committee Chairperson	John & Kathryn Datsopoulos	Alice Oechsli	Suzanne Orchard
Cindy Dunshee, Preserve Steering Committee member	Pam Denevi	Rob & Nancy Robinson	BarBeth Orphan
Dennis Duty, President, Mission Bay and Preserve Board of Directors	Steve & Stacey Dykeman	Ron & Myrna Simon	Stephen Powell
Tim Hinderman, Mission Bay and Preserve Board member	Craig Engebretson	Dean Swanson	Judy Preston
Glenn Gordon, Association Mgr	Meg Fair	Patty Tangedal	Gerald & Helen Raunig
Don Allen	Barry Flamm	<b>REPRESENTATION BY PROXY:</b>	Tom & Miriam Ryan
Rhea Ashmore	Steve & Shona Gillette	William & Susanne Beck	Carey & Kathleen Smith
Roger & Claudette Beckendorf	Joan Grimes	Renee & Joel Boisseau, Voytoski	Ron & Cheri Stenmoe
Carl Black	Lauren Guthrie	Steven & Janice Burke	Dean & Zina Swanson
Suzanne Booker	Nancy Hackethorn	Brandy Casey	Bill & Edith Tuberty
Bruce Bowman	Jon Herrick	Eugene & Gail Duhamel	David & Patricia VanAcker
Ralph & Connie Brownell	Laura Hone	Ruth Harvey	Fred & Liz Weber
Jim & Debbie Chapman	Toby Hunter	Buryl & Roberta Hatlestad	Kathryn Winger
	Herb & Bonnie Kimball	Jane Irwin	

Dennis Duty opened the meeting, noting that a quorum existed for the meeting. Dennis began with introductions.

The minutes from the December 17<sup>th</sup>, 2008 Community Center general meeting were approved by all members present.

### Treasurer's Report

Dennis noted that the association's budget is now on a calendar year and the current budget was approved at the last general meeting in December.

Tim Hinderman presented some summary year-to-date financial information regarding the Community Center.

- Total income is \$85 more than budgeted year-to-date through May 31, 2009
- Total expenses are \$5595 less than the amount budgeted year-to-date through May 31, 2009
- Net income is \$5680 more than budgeted year-to-date through May 31, 2009

Tim described the efforts that have been made in the last few years to increase the role of the Steering Committee in the management of the association, improve the budgeting process for the association, and improve the oversight of contractors providing services to the association. The Community Center has \$5,600 in reduced expenses as of May 31, 2009 year-to-date, due to changes in contractors, some volunteer services and fewer landscaping hours year-to-date.

- Janitorial labor hours are \$713 less than budgeted due to the change in the contractor providing the service. The new contractor's hours have been ½ of the previous contractor's hours for the same period one year ago for the months Feb-May 2009.
- \$1300 savings for pool start-up due to the change to a local contractor
- \$2500 savings for tennis court start-up due to change to a local contractor and re-use of some prior year supplies
- \$400 savings for flower pots planting thanks to volunteers (additional savings to Preserve and Mission Bay master associations for flower pots at docks)
- \$652 savings for snow removal costs in Jan-Mar due to the change in contractor
- Additional savings are a result of fewer landscaping hours than budgeted year-to-date. However, those could be absorbed by a need for more services at the end of the season.

Glenn Gordon noted that the cost of propane per gallon is under contract for a lower amount than the previous year. He also commented about the research that has been done regarding the use of solar panels to lower pool heating costs and noted that the research is still ongoing.

Dennis Duty thanked Wayne Finney for his diligence in working with Glenn to identify areas to decrease costs and pursue alternate contractors. Dennis also thanked Glenn for his efforts over the last year.

### Steering Committee

Dennis asked Wayne to speak on behalf of the Mission Bay Homeowners Association Steering Committee, which oversees the Community Center. Wayne began by noting that the committee has become a very active committee over the past year in an effort to gain an improved understanding of the intricacies of the association, including its funding sources and uses. He noted that they have followed the mandate from the December 2008 general meeting to decrease costs and the decreased

costs year-to-date are evidence of those efforts. Wayne noted that there will be some new members joining the Steering Committee after today's meeting, which he looked forward to noting the benefits of spreading the shared knowledge regarding the association's management to a broader group. Wayne also noted that an orientation session would be provided at the July steering committee in an effort to ease the transition of the new members to the committee.

Dennis noted that Ron Hone and Russ Pilcher would be stepping down from the Steering Committee because their terms are expiring. He thanked them for their efforts to get the committee up and running.

#### Rules Committee

Glenn noted that the committee has met two times this year. Some rules have been condensed and some wording modified to make them easier to read. The only significant rule changes are regarding attire permitted in the pool and hot tub and containers allowed in the pool and hot tub area.

Laura Hone asked about a path that some members are using to access the golf course. Dennis asked Jules Clavadetscher to provide his understanding of the City's perspective since he is a member of the City Council. There are now two approved access points to the golf course (the original access is at the end of Eagle Drive, a second access is now available near Jefferson Court). Members should not be entering the golf course from any area within Mission Bay other than the approved access points. Members should contact the Association Manager, Glenn Gordon, if they do not know the location of the approved access points.

#### Social Committee

Sharon and Wayne Finney are resigning from the Social Committee. Sharon provided some history of the social committee, its functions and some purchases made for the association. Dennis Duty and members present thanked the Finney's for their service. It was noted that the Finney's set a high bar for the future Social Committee members to follow.

The new members of the Social Committee are:

Ralph & Connie Brownell (Committee Chairs)  
Rick & Barb LaPiana  
Rick & Cindy Dunshee  
Tim & Jeanne McKenna

#### Steering Committee Election

Dennis described the procedures for the election. Jules Clavadetscher and Tom Ryan were appointed to count the ballots. Each nominee was given three minutes during the meeting to introduce themselves and describe their interest in joining the committee. The nominees are:

Deborah Chapman  
Dan Cook  
Carson Coryell – elected to a three year term  
Jane Irwin – elected to a two year term  
Tim McKenna – elected to a three year term  
Judy Preston

The terms will begin on the date of the July 2009 Steering Committee meeting.

### Caution about Private Owners Hiring Contractors

Russ Pilcher noted there has been an increase in the number of contractors, etc. soliciting services to property owners within Mission Bay. He urges members to use caution when hiring contractors and make sure they check references, etc. Dennis shared a cautionary story about a fraudulent contractor who recently used his name as a reference without authorization to do so, noting that property owners need to contact the references directly to ensure they are legitimate.

### Community Center Usage Fee

Dennis provided some history regarding the steps that led to the creation of a recently proposed, approved, and rescinded user fee for the use of the Community Center. A committee was formed to research and propose a policy for usage fees in response to member feedback at the December 2008 general meeting. Committee members spent a lot of time and energy to solicit feedback from members and present a proposed policy to the Steering Committee. The Steering Committee recommended that the Board of Directors approve the policy on a trial basis. The Board of Directors approved the policy. After the implementation of the new policy, the association was inundated with feedback from members. The approved policy was then rescinded. The Steering Committee has been asked to make additional recommendations to the Board of Directors, after the new Steering Committee members have had an opportunity to transition into their positions.

Dennis and Sharon Finney urged members to share their feedback in a proactive, constructive, and neighborly manner to Steering Committee members.

### Website

Dennis introduced Tim McKenna who voluntarily set up a website recently for the association after learning that the Steering Committee desired to create a website to assist in communication among members. The website address is [missionbayhoa.com](http://missionbayhoa.com). The address has been registered for the association. The website was shown to members present at the meeting. The website currently includes a calendar of events, rules & regulations, member contact information (*password protected to protect member privacy*), meet your new members, meeting notices and minutes, association manager's remarks, community information and other popular links.

The website includes information for both Mission Bay Homeowners Association members and Mission Bay Preserve Homeowners Association members. A lot of information has already been posted so all members are encouraged to visit the site and provide feedback.

As noted, Tim's time to create the site was volunteered. The annual charges to maintain the website are estimated to be less than \$200.00.

Some members requested that the association consider requiring a password to access any area of the website, rather than just the member information links.

Members present thanked Tim for his efforts.

### Bark Park

A member requested that the association consider adding a “bark park” somewhere within the association to promote socialization of dog owners and their pets. A proposal will be presented to the Steering Committee.

### Safety on Hawk Drive

Another member noted concerns about safety on Hawk Drive due to the amount of pedestrian traffic and drivers speeding. Members are encouraged to use the walking path rather than Hawk Drive when walking, etc. Discussion was held regarding adding a stop sign at Marias and Montana Landing.

### Adjournment

The meeting was adjourned at 2:15 p.m.