

**Mission Bay Homeowners Association
Master Association General Meeting
June 18th, 2011
Meeting Minutes**

The meeting was called to order at 3:40 p.m.

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

Dennis Duty, Board President	Brandy Casey	Bonnie Triepke
Laura Hone, Board Vice President, Steering Committee Member	Steve Gillette	Susanne Beck
Jill Southerland, Steering Committee Chair	Fred & Liz Weber	Rhea Ashmore
Wayne Finney, Steering Committee Member	Teresa Cook	Rob Robinson
Jane Irwin, Steering Committee Member	Warren & Susan Wright	Wanda & John Selway
Don Allen, Steering Committee Member	Carol Bowman	Nancy Hackethorn
Tim McKenna, Steering Committee Member	Dean & Zina Swanson	Linda Reksten
Glenn Gordon, Association Manager	Cathy & Greg Hudowalski	CM Beckendorf
Gary & Pam Denevi	Deborah & Jim Chapman	Tom Ryan
Connie Brownell	John Wantulok	Bonnie Hone
Tony Boote	Bonnie Kimball	Leonard Prescott
Craig Engebretson	Buryl & Roberta Hatlestad	John Lowell
Bette & Kent Duckworth	David & Patti VanAcker	Jules & Ann Clavadetscher
Don Dubay	Toby Hunter	Richard Carlyle
Bill Tuberty		

Dennis Duty opened the meeting. Introductions were made and proof of due notice was provided.

The minutes from the December 11th, 2010 master association general meeting were presented.

Finance Committee Report

Don Allen presented the Statement of Revenues & Expenses for the Master Association for the five months ending May 31, 2011.

Financial reports for the Master Association are available at the association's website
www.missionbayhoa.com.

Election of Directors

Dennis Duty was elected President of the Board of Directors of the Mission Bay Homeowners Association by acclamation by all members present.

Election of Steering Committee Members

Jane Irwin and Rob Robinson were both elected to three year terms on the Mission Bay Homeowners Association Steering Committee by acclamation by all members present.

Wayne Finney was thanked for his numerous years of dedicated service to the association. Wayne shared some comments and encouraged members to volunteer for committees to gain a better understanding of the interworking of the association noting that the Social Committee is a great place to start because it allows members to build relationships with fellow members. Wayne also acknowledged the value Glenn Gordon brings to the association and thanked him for his service.

Bill Coffee Memorial

Dennis explained that a memorial table would be placed at the Mission Bay dock area in honor of Bill Coffee who passed away during the past year. The table will be constructed using donations only. Anyone interested in making a donation should make the check payable to Mission Bay Homeowners Association and submit it to the association's Accountant.

Identification Tags

Dennis further reiterated the need to display identification tags on vehicles (including golf carts) when using the common areas within Mission Bay. This is intended to be one solution to better address reports of unauthorized use of Mission Bay common areas. Members who need identification tags should contact the Association Manager.

Assessments vs. Dues Increases

A question was raised about why assessments have been implemented rather than permanently raising dues and eliminating the need for an assessment. Jane Irwin explained that there was a \$60 assessment last year and a \$46 assessment this year. There were reservations by the Steering Committee to make those assessments permanent increases because once an increase becomes permanent it is rarely reversed. One of the factors was awaiting the results of the reserve study.

The question was expanded to ask if members are able to vote on assessments. Dennis explained that the Board of Directors approves the budget which includes dues and assessments. The Steering Committee proposes a budget and members are asked for comment on the proposed budget at the December general meeting however the sole authority for approving the budget is held by the Board of Directors.

An additional question was asked about dues and assessments for developed vs. undeveloped lots (i.e. developed lot with constructed home vs. developed lot that is vacant). Dennis responded that the dues and assessments are the same for both types of lots.

An additional question was asked about dues and assessments for lots owned by the developer vs. privately owned lots. Dennis replied that the CC&R's provide for the developer's master association dues to be 25% of master association dues for a privately owned lot. The developer is assessed Community Center dues and assessments in the amount equal to a privately owned lot for their lots

that are assessed Community Center dues. Dennis acknowledged that members have been informed that the developer is currently past due with some association dues and assessments noting they are doing their best to turn things around within the local real estate market so they can bring their balances current.

Maintenance Compliance Issues

Discussion was held regarding a specific property that is being rented and is not being mowed according to the rules of the association. The issue is being addressed via the association's enforcement procedures. The waiting period required by the policy will soon expire. If the problem is not resolved by the property owner, the association will contract for the property to be brought into compliance with costs and fines billed to the property owner.

Glenn reminded members that property owners are ultimately responsible for maintaining their properties even if they have hired a property management company to oversee the maintenance on their behalf.

Tim McKenna reminded members to use the complaint form that is available on the association's website www.missionbayhoa.com. The use of this form is essential to begin the enforcement procedure that is also available on the website. Tim assured members that if they use the complaint form as required by the association's policy, the reported issue will be resolved.

Dock Repairs

Glenn replied to a question about the dock noting that repairs are planned for the dock including repairs to some posts and boards.

Association Manager

A question was asked about the Association Manager's job description. Dennis noted that although the Board of Directors is the only authoritative board for the Association, they have delegated a number of duties to the Steering Committee including the creation of the Association Manager's job description.

An additional question was asked about whether association members pay entirely for the Association Manager position's salary and related taxes. Dennis replied that the entire salary and related taxes for the Association Manager position are included in the Community Center's budget.

The meeting was adjourned at 4:15 p.m.