

## Mission Bay Steering Committee

April 11, 2011

The meeting was called to order by Chairperson Jill Southerland at 9: 00 am. Present were Jane Irwin, Dennis Duty and Glenn Gordon. Wayne Finney and Tim McKenna were on Skype. We could not connect with Laura Hone or Don Allen.

**I.** Jill asked the three homeowners present to hold their questions until the end of the meeting.

**II.** Minutes of the February 22 meeting were approved.

**III.** **Manger/Developer/Accountan Reports**

Manger reported that the last snow removal took place on March 1. Several repairs have to be done on curbs, etc that were damaged during snow removal. The City is responsible for repairing the damaged curbing at the entrance to our community  
Trees around the community center have been trimmed.

Repair of the common area at the end of Hawk Drive and Eagle Drive will be completed this month.

Glenn contacted Mission Valley Power about the need to protect our transformers and they do not think we need to do anything. There is little chance we would lose power if one was hit by a car. The only thing they would let us do is put plants around them. Dennis reported that there is some real estate activity beginning to take place around the area, but primarily in the lower price range.

Kari reported that we spend \$ 455 of the \$700 we had budgeted for snow removal at the Community Center and \$4,881 of the \$4,600 we had budgeted for Mission Bay. We will wait until the end of the year to see if have to transfer any money from our Reserve Account to cover our overage for Mission Bay. We will try to make this overage up in other areas.

In Mission Bay 3 liens have been filed and one is pending, plus the liens filed against NWH. In the Preserve 2 liens have been filed, plus the ones against NWH, and one collection letter has been sent for dues over two quarters overdue.

**IV.** **Old Business.**

1. A Neighborhood Watch and Recycling Meeting will be held in May. Date will be announced.
2. Snow Removal( refer to above)
3. We have a new contract with Bresnan covering our 2 TV's and internet which is saving us a little over \$ 90 per month.
4. The Reserve Study is coming along very well. Glenn and Kari continue to put cost data on the report and will have a draft for us to review in May. The formatting will be determined and it will be available for discussion and review at the June General Meeting.

5. Beach Hangers are now available for homeowners to pick up from Glenn. If you or any of your guests use the beach areas you must have a hanger in your car or golf cart. Two hangers will be handed out free; if one is lost the charge will be \$ 10 for a replacement.
6. Election issues were discussed. The Board has approved that if a Steering Committee position is vacated during the term of the member, the Board will appoint a replacement only until the next election. This policy will take effect in June of 2011. We are currently out of rotation for the next election as three current member terms are up. Only two should be up each year. It was suggested that the Preserve position be carried over for one year and that would put us back on proper rotation. Dennis will discuss this with the Board.
7. Dennis and Glenn have been getting bids on a picnic table for the beach area in honor of Bill Coffee. Once a price and type of bench is determined an e-mail will be send out requesting donations to honor Bill.
8. The current rental agreement we have with Mission Bay Realty has been sent to our insurance agent to make sure both parties are protected.
9. Utility Box Protection. (See information presented in manger's report.
10. Dennis had discussions with the city and golf course personnel and they will not enforce gun control on public property, so if someone uses public property to get to the hunting area during the hunting season they can do so. The tribes is responsible for hunting in the wet land and they allow hunting in this area. The group that did some hunting last year down in the preserve has assured Dennis that they will not do that again.

## **V. Standing Committee Reports**

1. Finance Committee. See Kari's report above.
2. Social. The social committee has been putting together a booklet to be handled out by social committee members to new renters and homeowners. The booklet contains procedures and general information on our community here in Mission Bay and in Polson. Many business owners have donated items to be given to new renters and homeowners along with the Booklet.
3. CC&R's committee will be meeting this month to set up enforcement procedures for the summer months. The committee meets the third Thursday of the month and anyone is welcome to attend and present their ideas.
4. The Architectural and Review Committee is meeting this week to set up procedures for the inspection of new homes being constructed and future homes that will be build..
5. Sub Associations No report
6. Strategic Planning No report

## **VI. New Business**

1. Glenn is to interview a potential part-time employee this month. He was asked to find out if the man would be interested in doing some of our yard and plant maintenance around the Community Center and possibly one or two of the sub-associations maintenance.
2. Pool and Tennis will be opened, weather permitting Memorial Day Weekend.
3. The planting of the flower pots around the pool area and down at the beaches will again be done by our great volunteer group.
4. In other business Glenn was asked to set up a pending file for renewal of homeowners insurance on townhomes .Tim said he would work with Glenn on establishing this file.

## **VII. Homeowner Issues.**

- 1, Claudette brought up the need to establish an enforcement policy for yard maintenance on rental property on Eagle Drive. One or two rental homes have not been properly maintained during the summer months. The CC&R.'s Committee is to come up with a recommendation on action to be taken and inform the homeowner of the policy and what action will be taken.
2. Rick brought up the idea of the Association buying a truck and plow to do our own snow plowing. This will be an item to look at in the future, but we would have to be sure, when and if we had the money, that it could be cost justified.

Rick also asked if it would be possible to have music stations added to our TV system. Glenn will check on the cost to add the music stations and report back to the Steering Committee.

The meeting was adjourned at 11:15 am.

The next, meeting is May 9<sup>th</sup> at 9:00 am. It is an Open meeting, as all meeting are now, and we hope more homeowners will attend since many have asked that all Steering Committee meetings be open to any homeowner that wishes to attend. Only three people showed up this month.