

# **Mission Bay Homeowners Steering Committee Meeting**

**August 8, 2011**

I. The meeting was called to order by co-chairperson, Laura Hone at 9:00 am. Present was Don Allen, Jane Irwin, Tim McKeena, Dennis Duty and Glenn Gordon. Jill Southerland and Rob Robinson were excused.

Homeowners were asked to hold their questions and comments until after we had gone through the regular agenda. Over 20 homeowners were present.

II. Minutes of the July meeting were approved as written.

### **III, Manager's and Developer's Reports**

Glenn handed a detail report of the maintenance Projects he has been overseeing starting in February and a list of security incident reports he and or Chad have had to handle this summer. It was asked that the names be removed from the report.

Dennis reported that the Golf Course does not want us to release the land along the Orchard. They still have plans to develop this land as a cart path.

Dennis had a discussion with our lawyer about going to Small Claims Court to collect monies due us. We can go up to \$ 6,000 in Small Claims Court. It is very difficult to collect from out-of-state owners and from owners who are not working and do not have a pay check to garnish. It would cost around \$ 500 to process the first claim and we would need a lawyer to do this. This issue is to be discussed further at our next meeting.

It was requested that the Architecture Review Committee meet before our next meeting to review the architectural requirements for the southern parcel of land that is still to be developed.

Dennis made the commitment he will change the by-laws that a new declarant cannot change the requirements set by the Architecture Review Committee.

## V. Old Business

I. We will try to schedule the **Neighborhood Watch** presentation **August 31<sup>st</sup>**, if Bowman and Chase are available. Aquatic Center will have to be at a later date. Maybe next spring when our snowbirds return.

**2. Summer Violations and Enforcement.** Glenn and Chad share duties on weekends. One of them drives around every two hours. Glenn is on call 24 hours. Twenty-three incidents were called to their attention between June 22 and August 4. Most were resolved very quickly.

**3. Delinquent Dues- Pursuing in Small Claims Court.** See Developer's report above

**4. Side Pool Gate Status.** Glenn has a company who will install a locking system for about \$ 70. Glenn hopes the company will get it done within the next week and a sign will be made to inform people that it is to be used as an Emergency Exit Only.

**5. Part-Time Employee Weekend Hours.** Chad has his scheduled hours for the weekend. He performs maintenance work and patrol duties, plus opening and closing the pool. He will be leaving around the 26<sup>th</sup> of August.

**6. Prioritize Facility Repair/Maintenance Needs.** A list of items needing to be done were given to Glenn, plus he had his own list. The Reserve Study had already identified several of the big items, like the caulking of the pool and other repairs needed around the pool area. \$ 4,500 had been budgeted for this in 2012, However, since the caulking has to be done in the fall when the pool is closed the work will be done this fall.

Many of the pool chairs are badly stained as a result of different sun tan oils people use. The Reserve had again scheduled these to either be rewoven or replaced by the next pool season. If they have to be replaced it will cost around \$ 3,500.

Preserve Gates are to be coded with two different codes. That will be done this fall after some contractors are finished.

The condition of our roads was discussed . We need to look into what can be done to prevent further damage. It could be a costly item. Chip sealing was mentioned. Jane said this had not worked well for main street in Polson. Too much tar is being tracked into businesses.

**V. Standing Committees.** No reports scheduled

**VI. New Business sub- Association Management.** Finance Committee needs to look into the time Glenn and Kari spend on handling Sub- Association issues. Processing bids ,invoices and paying bills, etc. When Jill gets back we will discuss this issue more plus other ideas she has regarding sub-associations. It was discussed that other than Eagle Drive the other private homes do not have an active sub-association and that some don't want one.

**VII Direction Steering Committee is taking in regarding MBHOA and NWH future.** It has been suggested that small group meetings be held with Dennis and Steering Committee to discuss rumors, future plans, debt, etc. These meeting will be held Sept. 6 & 7. A schedule will be set up and distributed.

**VII. Homeowner Issues/Communications.**

A lively, and sometimes a very confrontational discussion, was held concerning the appearance of some areas here in Mission Bay. Many thought as a whole Mission Bay looked good considering the Finance Committee's commitment to maintaining a financially viable community during tough economic times. However, it was the opinion of five or six members that our community had gone downhill and is not being maintained in an acceptable condition by the manager.

The meeting was adjourned at 11:15. Next open meeting is September 12, 2011 at 9:00 am.