

MISSION BAY PRESERVE HOMEOWNERS ASSOCIATION

Semi-Annual Preserve Homeowners Meeting December 11, 2010 Minutes

The meeting was called to order on December 11, 2010 at 1:00 PM.

Dennis Duty opened the meeting with introductions and proof of due notice. Dennis requested a motion to accept last year's minutes. The minutes were unanimously approved. The Board of Directors nominated Tim Hinderman for another term as Director of the Mission Bay Preserve Homeowners Association by acclamation. Dennis asked for other nominations. None were offered. Tim Hinderman was elected to another term as Director by unanimous approval by all members present.

Old Business:

- **Common area improvements.** Dennis reported that the board is trying to decide what to do. One issue is how to manage the weed problem. Dennis talked to a farmer who did the hay production last year. He reported that due to an abundance of hay this year, no buyers were found for the Preserve's hay. Ron asked what condition the pipes are in. Dennis said that all the pipes are new, but the risers have some damage which needs to be repaired and that the lines need to be energized. Dennis reported that The Preserve's water rights predate the development and are a valuable asset to the community.
- **CC&Rs Enforcement Committee.** Rick, chairman, was not present so the report was given by Jill. The committee meets once a month now. Jill reminded everyone that Glenn is not the enforcer of the rules. Issues must go to the committee by contacting a committee member. Glenn added that they have had a good response from homeowners who have been contacted for violations. Names and contact information are posted on the website and on the bulletin board in the Community Center. Glenn has a form to report violations which can also be printed from the website.

New Business:

- **Proposed Budget.** Tim Hinderman went over the budget line items. There is no proposed increase in the dues for 2011.
- **Insurance.** The Association is getting more coverage for less money now. Tim assessed the insurance needs and increased liability coverage to \$2 million.
- **Snow removal.** With the heavy snow this year, reserve money may have to be used if charges exceed the budgeted amount. Dennis mentioned that the plowers are leaving berms at end of driveway, and each owner is responsible for their own driveway. Plowers will be reminded to shut gates when they are through.
- **Gates.** The gate at Tundra Swan had a roller bearing out on one side due to some kids hanging on the gate which caused bending of the hinges. This has now been repaired.
- **Neighborhood Watch Program.** Jill reported that better communications with each other and the membership are needed among the owners. Bruce is forming a Neighborhood Watch Program – steering committees are working on better communication with each other. Bruce will work with Police Chief Chase to form the Watch Program.

A motion to adjourn was moved and seconded. The meeting ended at 1:53 PM.