

## **Mission Bay Steering Committee Meeting**

**December 5, 2011**

The meeting was called to order by Chairperson Jill Southerland at 9:00 am. Jane Irwin, Dennis Duty and Glenn Gordon were present. Laura Hone, Don Allen, Rob Robinson and Tim McKenna were excused. Approximately 14 homeowners were in attendance.

Jill welcomed the group and handed out the new Meeting Protocol Procedures approved by the Steering Committee. Minutes of the Nov. meeting were approved.

**Developer's Report.** The Semi-Annual Meetings of homeowner are Dec. 10<sup>th</sup>. The Preserve owners will meet at 10:00 am. The Community Center meeting will be at 1:00 pm. The Mission Bay Master Association meeting will immediately follow the Community Center meeting. There has been a threat of a law-suit but we have received no papers as of yet outlining the details. Dennis will keep us posted.

**Manager's Report.** Glenn submitted to the committee members the status report on CCR's Violations .He reported that he and Kari have started working on the Master Association Reserve Study.

**Old Business Current** violations and enforcement items were discussed, Budgets will be discussed in detail at the meetings on Saturday. The Architural Design and Review Committee sent a letter to the owner on Montana Landing concerning the siding issue. Jill will follow up on the letter.

**Standing Committee Reports.** There were no reports.

### **New Business**

1. Rick LaPiana gave a report from the Ad Hoc Committee which has been looking at the future management of MBHOA. The group visited other Homeowner Associations here in Montana to obtain information on how

they were managed to get ideas on what we might be interested in doing when our current Manager retires.

Three options are possible. (1) Stay with the current organization with an on site Manager and Accountant. (2) Combine the manager duties with the accounting duties and have a full time maintenance person. They used the guideline of a cost of \$ 100,000. (3) Contract with a Homeowners Management Firm (Eagle Bend has this). They charge a flat fee based on what we would want them to do. There would be no on-site manager, but an onsite full time maintenance person. All problems would be handled by the off-site staff. JES Management Firm handles several Associations in this area, including Eagle Bend. Their cost runs about \$ 24 per home per month.

It was recommended that we have JES make a presentation this summer when more homeowners are here. In the meantime it was suggested that we personally talk with several homeowners in Eagle Bend to see if they are pleased with the service they receive.

2. CC&R's Enforcement Committee was discussed and Jill asked Su and Alice to meet with her and Jane this next week to discuss the role of the Enforcement Committee and how it should be operating.

### **Homeowner's Issues.**

1. The issue was raised as to the maintenance duties that the Manager could perform during the winter months. The Steering Committee will discuss this with the Manager.

2. Questions were asked about the Snow Plowing. We pay \$ 68 per hour. There have been two plowings so far this winter for a total cost of \$ 595.

3. Glenn was asked the status of the post light missing at the end of Eagle Drive. A fine letter is due to be sent out this Friday if the post has not been installed.

4. There were questions raised about how we can have more Steering Committee members available at meetings. Someone thought that a member could not miss more than three consecutive meetings. That is hard to do when so many of our

owners are gone for the winter months. Several ideas were discussed on how to at least have the missing members available via telecommunications of some form. One homeowner volunteered to take this on as a project and report back at our next meeting.

5 .One homeowner asked if the weeds inside the fence on Hawk Drive could be mowed down this spring and one of the trees cut back. It would make visibility at the entrance much better when entering onto Hwy 35. Dennis will also talk to the City to see when they might have the funds to upgrade Hawk Drive. It is getting worse each year.

6. Dennis was asked if the Board might look into expanding the Steering Committee membership. It was pointed out to the homeowners that there were two vacancies last June and only two people applied for the two positions.

The meeting was adjourned at 10:30. The next meeting will be held January 9<sup>th</sup> at 9:00 am if there is enough business to be conducted.