

## **Mission Bay Steering Committee Meeting**

**November 14, 2011**

The meeting was called to order by Chairperson, Jill Southerland at 9:00 am. Laura Hone, Jane Irwin, Dennis Duty and Glenn Gordon were present. Rob Robinson, Tim McKenna and Don Allen were excused. There were approximately 15 homeowners present.

Jill welcomed the group. Because there have been some phone calls regarding the e-mail that went out concerning the hours Glenn was available to meet/talk with homeowners. She explained the reason for trying the experiment and said the idea had been suggested by one of our homeowners during an open meeting.

Glenn gets interrupted many times during the day when he is trying to get work done. The new arrangement will give him two hours in the morning to follow up on assignments and then he will have the afternoon to perform his work. If this arrangement does not work out for everyone, it will be changed. Glenn can be called any time there is an emergency.

**II. Approval of the Oct. Steering Committee Meeting.**  
They were approved as written. One homeowner

**pointed out that one item in the minutes was not correct, but it was pointed out to her that the information given to the Steering Committee was what he was told by the homeowner involved and thus the minutes could not be changed. This item will be followed up on by the Architectural and Design Committee.**

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

**Dennis told to the group that he has worked with the city and the golf course concerning people hunting down in the Preserve area. Unless they come in by boat and hunt from the lake they are not allowed to hunt in the Preserve. If anyone sees a car parked on Tundra Swan Way and they are believed to be hunters please call the police.**

**Meeting notices will go out this week for the Dec. 10<sup>th</sup> Annual meeting. The Preserve meeting will be at 10:00 am, the Community Center at 1:00 pm and the Mission Bay Master Association at 3:00 pm.**

**There were some incidents which occurred here in Mission Bay Friday night. A door was knocked on and then the person(s) ran off. Some of our snow posts were removed and one or two homes had bulbs removed from their post lights. The police will be stepping up their patrol here at**

**night. It is believed that it was just some kids acting up after a party. Please report to Glenn or Dennis if there are any other incidents.**

**A homeowner asked if we could put a security camera in the exercise room. We will check into this but it is believed that the cost might be too much as additional wiring would be required.**

**Glenn reported that the entry fence @ Hwy 35 has been repaired. The person who hit the fence helped complete the repairs. Montana Iron Creations completed the repairs to the Preserve entry gate. The damaged plastic shelf on the console of the treadmill has been repaired. Better Body Fitness of Montana serviced the treadmills. The tennis court nets were disassembled and stored for the winter and the vinyl lines were removed. The edge steel posts were installed on Hawk Drive for the winter and reflective tape was placed on all posts.**

**I. Old Business**

- 1. Glenn and Kari reported the hours they had spent on Sub-associations last year. The cost to the Master Association was very minor, but as a result the sub-associations are going to assume more of the work load themselves and one sub-association disbanded.**

- 2. The issue of taking our Delinquent Accounts to Small Claim Court is still being investigated and we will be receiving information on the process.**
  - 3. The Note of Outstanding Debt with NWH will be discussed in the closed session.**
  - 4. Current Violations and Enforcement. The homeowner at the end of Eagle Drive will be sent a letter this week about the lack of a post light and this will start the formal process of assessing fines.**
  - 5. The Montana siding issue will be reviewed by Architectural and Design Committee. One member reported that the owner did not hire a contractor to install his new siding as was reported to a Steering Committee Member.**
  - 6. Our Web Site is now being updated by our Accountant. It is estimated it will required no more than one or two hours each month and she has all the financial data. In checking around we found that hiring an outsider to perform this duty would be much more expensive.**
- II. Standing Committee reports. It was decided that each committee will have someone at the Steering Committee to report any activity**
  - III. New Business. There was discussion about the budget for next year and the reasons for having a onetime**

**special assessment versus raising dues. Our current dues cover our operating budget if all members paid their dues. However, since we have several homeowners and developer who are not paying their dues, it is the feeling of the Steering Committee that the special assessment is the procedure to follow. Once you raise dues, they never seem to get lowered.**

**The Reserve Study is completed for the Community Center and it is available for review. The highlights of the Study will be presented at the annual meeting.**

- IV. Homeowner's issues had been discussed throughout the meeting. One owner again expressed that she did not think we were cutting enough from the budget and that the manager should assume more maintenance duties throughout the year. The Steering Committee did investigate the idea of the manager position being an hourly employee which would mean the position would be paid overtime in the summer months for the additional workload and then would not work as many hours during the winter. The total cost would be the same.**

**Some snow issues were discussed particularly in seeing that the blowers do not leave berms in drive ways. We can ask our contractors not to leave berms, but we**

**have no control over the driveways on Hawk and Eagle as the City plows these roads. Any homeowner who cannot shove their berms out should contact Glenn and he will find someone to do this for them.**

**The meeting was adjourned at 10:30. The next open Steering Committee will be Dec. 5<sup>th</sup> due to the annual meeting on December 10<sup>th</sup>.**

### **Closed Steering Committee Meeting**

**The agenda items were:**

**The NWH note, the Budget proposed by the Finance Committee and Personnel issues.**