

Mission Bay Steering Committee

January 17, 2011

The meeting was called to order by Chairperson Jill Southerland at 9:00 AM. Present were Jane Irwin and Dennis Duty. Tim Mckenna, Wayne Finney, Don Allen, Laura Hone were excused.

I. Approval of December 6, 2010 minutes.

Minutes were approved as submitted

II. Manager's /Developer's Reports

They are checking into the cost of our Wi-Fi here at the Center and we will determine how the cost should be allocated. They are also checking on our phone, internet and TV cost to see if we can get a better arrangement at less cost.

III. Old Business

1. Comments from Annual Meeting.

Minutes are going out without last names. Dennis met with one owner to discuss a concern expressed at the meeting. The Steering Committee had already put on its agenda for the year 2011 a review of the Manager's position for future use in recruiting when the current manager retires.

One or two members who felt that their questions had not been answered to their satisfaction have been talked to and had their questions answer to the best of our ability.

2. Architectural Design Review Committee

With Wayne unavailable for awhile, Glenn will set up the next meeting. Plans for a new home are ready for review and the committee needs to work on an ongoing plan for how they are going to function in the future. Policies and Procedures need to be established.

3. Security Cameras

Jill will follow up with Laura on status. We need to get them ordered and installed early this Spring.

5.Snow Removal

The policy has been and will continue to be that we will plow, weather permitting when the snow is at 2 inches. It was discussed that the entrance to Hawk Drive is poorly maintained when we have snow. The County clears 35 and then the city clears Hawk Drive., There is a mess afterwards. Dennis will discuss this problem with the city.

December was a very costly month for snow plowing—the annual cost for snow removal for the Master Association was \$ 8,215. Only \$ 3,300 was projected on the reports provided for the Dec. General Meeting. Jill discussed the idea that perhaps we need to put an item in our Reserve Study for allocation of funds for bad snow years. Due to the heavy snow fall so far this year our Master Association Reserve Fund is now at \$ 13 985 (vs. \$ 17,259 as is on the report provided at the Dec. General Meeting.. However, the Community Reserve Fund is up to \$ 29,000 after Kari closed the books for the year

5, Neighborhood Watch Program for MBHOA

A meeting will be scheduled in April for a presentation of a Neighborhood Program and also a presentation of Polson's Recycling Program that is going to be going into effect in the near future

6 Manager's Evaluation

Jane and Jill will be meeting with Glenn and Kari to discuss their work for the last quarter of 2010.

7. No other items.

IV New Business

I. Recycling Program for MBHOA

Jill, Jane and Dennis met with Judy Preston to get a briefing on what Polson is doing in the area of Recycling .and how MMHOA might be able to participate, It was thought that Newspapers might be a good place for Mission Bay to start a program. This idea and others will be discussed at the Neighborhood Watch Program schedule for the Spring.

V. Homeowner Issues/Communications

1. One letter and one phone call were discussed . Jane responded to the letter and Jill responded to the phone call.

2. Kari gave us an update on past due accounts. As of 1/17/11, Mission Bay had 2 owners (4 lots) and the Preserve has 1 owner (1 lot) past due 1 quarter. Liens filed against 2 private owners (3 lots) in Mission Bay and 2 private owners (2 lots) in the Preserve in addition to lien against NWH .Payments are pending on 3 other lots that are 2 quarters past due The trustee sale previously scheduled for Dec. 10 for a property (1 lot) in the Preserve was postponed to May 2011.. So far the above past due amounts are covered in the Allowance for Doubtful Accounts shown in the 2011 budgets.

The meeting was adjourned at 10:30. The next meeting will be held Feb. 14 at 9:00 am. Closed meeting.

