

MISSION BAY HOMEOWNERS ASSOCIATION

STEERING COMMITTEE MEETING

SEPT. 12, 2011

I. Introduction

The meeting was called to order by Chairperson, Jill Southerland at 9:05 am. She welcomed everyone and asked that questions be held until after we had gotten through the agenda. There were approx. 15 homeowners present. The Steering committee members present were Don Allen, Laura Hone, Jane Irwin, Rob Robinson, Dennis Duty and Glenn Gordon. Tim McKenna was excused.

II. The August 8, 2011 Minutes were approved.

III. Manager's/Developer's Reports

Dennis apologized for allowing 2 adults and two kids to uncover the hot tub and use it. He should not have given in to them and will not do so in the future

He reported that the Architectural Design and Review committee met to discuss the lawn issue regarding large brown spot. They are going to further discuss this issue and will develop guidelines to be put out next spring. For some people watering enough during the hot weather is just too expensive. Types of grasses and amount of top soil make a big difference on how much watering is required.

The committee will also work on Design guidelines for the development of the Village South Forty.

Glenn said the pool was closed last Tuesday as scheduled. The caulking of the pool and spa has been started.

He feels that the security cameras made a big difference in reducing any misuses of the pool area this summer. Few incidents were reported. There was a break- in late one night with two men and two girls jumping over the fence to use the pool. It was too dark to pick up who they were.

Dock work for this year was completed. He will be getting bids for repairing/replacing the pilings that are under the water. This will be a major expense. The water level will have to go down before he can get any bids. He handed out to the committee his major activities for this last month.

IV. OLD BUSINESS

I. It was thought that the Sub-Association meetings were very successful and well attended. In general the members feel we still need to improve on communicating with homeowners. The meetings gave the committee members an

opportunity to hear the concerns and needs of homeowners. They all express that they wanted the CC&R's enforced much better than they had been in the past. They were assured that they would be. It was also discussed that individual homeowners should be more proactive in handling problems with their neighbors and other members within their own sub-association. Peer pressure can be very effective.

2. The need to have Glenn and Kari charge the time they spend on sub-associations work to the sub-associations was discussed.. They have been keeping track of their time this last year and this will be given to the Finance Committee to determine how their time should be charged out starting next year.

3. Jeff Green, our pool installer and the one who has assisted with the opening and closing of the pool from the beginning, gave a presentation on the maintenance requirement for the pool and spa.

Since we are a considered a Private Pool for Private Use the State does not care about our pool. No inspections, etc. Jeff feels our pool has been maintained very well and has been well monitored. He said our developer put in an excellent pool and equipment. He feels with light usage we might want to check the pool once each day and documented, and with heavy usage twice a day and documented. Glenn will start doing this next season.

4. Several violation letters have been sent out giving them 10 days to meet the CC&R's. Letters are sent to the owner of the home, not to the renter. It was suggested that a copy of the letter be given to the renter. Homeowner's present felt that we should post on the Bulletin Board the names and violations of members.

5. It was also discussed that complaints should be documented by name and kept on file. It was felt that it would eliminate petty complaints being called in to Glenn. Over all it was the feeling of the group that many complaints should be handled by the homeowners and not our manager. This is everyone's association and we need to take more responsibility before we file a formal complaint or call Glenn every time we see something wrong going on.

6. We have discussed with our lawyer the possibility of going to Small Claims Court to collect past due accounts. There are some draw backs to this and we would have to make sure there would be a good chance of winning our claim based on the ability to attach wages, etc. The first claim would cost us \$ 500, but after that we could probably do it internally. The Steering Committee will follow up some more on this action and determine if it would be feasible in some cases.

7. Snow stakes will be put out before the first snow falls. The entrance plant bedding that faces Hwy 35 will be done early next spring. The caulking of the pool/spa deck will be completed in the next two weeks. Pool furniture will be

moved to our storage unit. A few more posts need to be installed around the club house area.

V. STANDING COMMITTEE REPORTS

1. Architectural Design and Review(see above)

2. Ad Hoc Committee Report

The committee that is meeting to recommend the duties and responsibilities of our manager position in the future has not completed their recommendations.

VI. NEW BUSINESS

1. Northwest will update their rent note this week.

VII. HOMEOWNER ISSUES/COMMUNICATIONS

1. Montana Landing Homeowners present expressed their concern about one homeowner not repairing his siding correctly. Jill and Rob will go by and inspect the place and report back.

2. Nap weed needs to be mowed on Red Tail.

The meeting was adjourned at 11:15. The next meeting will be held October 10, 2011 at 9:00 am.