

MISSION BAY HOMEOWNERS ASSOCIATION
P.O. BOX 1775
POLSON, MT 59860
(406) 883-1730

Mission Bay Steering Committee
Meeting
May 6th, 2009
Minutes

Present: Wayne Finney, Committee Chairperson
Rick LaPiana, Committee Member
Ron Hone, Committee Member
Russ Pilcher, Committee Member, Board Member
Dennis Duty, Board Member
Glenn Gordon, Association Manager
Kari Mausshardt, Accountant

Absent: Jill Southerland, Committee Member

The meeting was called to order on May 6th, 2009 at 9:00 a.m.

Each topic has a status note below to indicate if it will remain open for the next meeting.

Old and Recurring Business

Contract Review (Recurring)

Glenn provided an update regarding contracts that are pending or underway for spring, summer and fall (recurring) landscaping work. He also noted that all existing contractors have submitted their required paperwork (e.g. proof of insurance, etc.) for the season.

The propane contractor was discussed because prices recently dropped. Glenn will follow-up with the current contractor to make sure the price is competitive with existing rates.

Steering Committee Structure (Closed)

Wayne noted that no changes have been made to the committee's structure since the March meeting. Since two members were absent at the last meeting, this remained on the agenda in order to give all members an opportunity to provide changes, etc. to the proposed structure. No changes were made therefore the structure remains as proposed. Three positions on the Steering Committee are up for election at the June 2009 general owner's meeting. No nomination forms have been received yet for the upcoming election. The deadline for nominations is June 1, 2009.

Website (Open)

Michael Hewston, owner of Click Here Designs in Polson presented some information to the committee regarding the set-up and ongoing maintenance of a website, including a range of costs for his company to provide the services. Some benefits of a website include a tool to improve communication among members of the association and to reach out to members who aren't able to attend meetings. Members discussed posting meeting minutes, dues information, CC&R's,

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social committee calendar, and other information. Members expressed concern over the costs proposed by Mr. Hewston and noted that it may be possible to find an owner who is willing to provide the service on a volunteer basis.

Homeowner Issues (Recurring)

Wayne and Rick shared a concern from some homeowners regarding light pollution from some of the existing light poles along Montana Landing. Glenn agreed to research options available, such as black out shades or directional lighting, to limit the light from the poles that enters private homes.

Wayne shared a request from an owner for more disclosure on financial reports to include past due accounts, including the length of any delinquencies. Wayne noted that the Steering Committee receives detailed information about past due accounts and acts upon it. Wayne directed the committee to review the latest report of past due accounts. Discussion was held regarding the nature of the past due accounts. Some history was provided because of questions from owners present to observe the meeting. Kari noted that the association was in the process of filing a lien against one property owner in the Preserve. She also noted that the recently approved late payment policy has just gone into effect and appears to have had some positive influence already. Kari also noted that the transition to e-mail has resulted in some issues with past due accounts because some owners are unable to open the pdf documents on their computers and the email distribution list is still being updated with current email addresses for owners. Dennis noted that the committee would consider options to disclose more information regarding past due accounts during the next budget cycle but noted again that the Steering Committee is actively managing the issue, that the information changes constantly, and the history of information being misinterpreted and spread throughout the community falsely as rumors concerns him.

Roads & Grounds (Closed)

Dennis provided an update to the last meeting's discussion regarding pot holes on Hawk Road. Dennis has arranged for the pot holes to be filled once the temperature warms up enough so it doesn't freeze at night.

Glenn answered a question from Rick regarding the street sweeping that occurred in the last month. An area near the Montana Landing townhomes was skipped because the equipment wasn't able to maneuver well in the area. Glenn has asked a contractor for the association to clean up some of the rocks and debris in that area.

Committee Reports (Recurring)

The Architectural and Design Review Board was discussed. This is a committee that reports to the Board of Directors at this time. It is comprised of three members and they only meet when a design is submitted for their approval. There have been some questions about enforcement. Dennis explained that the review board is not responsible for enforcement, only approval or disapproval of plans. Dennis suggested that a separate committee be set up for enforcement or be managed by the Steering Committee. It is part of the Association Manager's job description to

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manage enforcement issues but the Steering Committee may choose to add additional oversight through their committee or another committee.

Pool/Tennis Court Issues (Open)

Glenn provided an update regarding the pool and tennis courts. He noted that the pool is traditionally open from Memorial Day to Labor Day. A new contractor from Columbia Falls will take over the opening of the pool this year. Previously, this service has been provided by a company from Idaho and travel costs have been substantial.

Glenn also explained that the annual maintenance of the tennis courts, including installation of the lines and filling in some indentations, will be done with the assistance of some owner volunteers and a person who has assisted in the maintenance of the courts at the Polson schools. This is being done in an effort to reduce the expenses for annual maintenance of tennis courts. It will be a labor intensive project but the potential cost savings are significant enough that the Steering Committee recommended it be attempted this year. This service was budgeted to be provided by an out-of-state contractor who provided the more extensive maintenance to the courts last summer that is recommended to occur once every three years.

Clubhouse Usage Fees (Open)

The new policy for usage fees has resulted in a lot of feedback from owners. Most of the feedback has been directed to Wayne since he is the Steering Committee chairperson. Wayne showed the stacks of emails he has received, noting there has been more positive feedback than negative. However, after discussion about the negative feedback, it was agreed that the topic should be on the agenda for the general meeting that will occur in June 2009. A motion was made by Ron Hone to rescind the existing policy for clubhouse usage fees and present it along with possible alternatives at the general meeting in June when it will be voted on by the general membership. The motion passed. The Steering Committee will make a recommendation to the Board of Directors to include this item on the agenda for the upcoming general meeting.

New Business

Distribution of Information

Further discussion was held regarding the current procedures for distribution of financial information. Kari explained that under the current structure, a designated homeowner representative exists for each budget (including each sub-association within Mission Bay). The Steering Committee serves as the homeowner representation for the master association and Community Center budgets. Comprehensive financial information is provided to the homeowner representatives on a monthly basis. If owners have financial related questions about the association, they are supposed to contact the representative(s) for the respective budget. Kari noted that the Steering Committee could recommend that the Board of Directors change the current procedures to allow for more frequent distribution of financial information and/or more detailed information beyond what is provided at the semi-annual general meetings. She cautioned however that the monthly dialogue about the financial information is an important

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piece to understanding it and noted a concern that mass distribution without discussion may result in misinterpretations of the information.

Russ noted that three positions on the Steering Committee are up for election this year and noted the importance for owners to step forward and volunteer to serve on the committee, acknowledging the commitment required to actively participate in the management of the association, including review, discussion and recommendations regarding financial matters.

Northwest Holdings (Developer)

Rick LaPiana requested that Dennis provide some information to the committee regarding what impact any changes to Northwest Holding's structure may have on the association.

Dennis explained that the balance of the home sites that Northwest Holdings owns within Mission Bay and Mission Bay Preserve are jointly owned (under a contract for deed) with the Soward Trust. Dennis explained that there isn't a connection between other developments they are involved in and the property within Mission Bay and Mission Bay Preserve, because of the structure of the purchase with the Soward Trust. Dennis assured the committee members that the structure of the ownership of the property and the limited debt that currently exists against that property protects the property from being involved in a foreclosure or any similar proceedings.

Wayne asked about the impact on the association if the undeveloped property were to change ownership. He specifically asked if the property would fall under the CC&R's that currently exist for the association(s). Dennis answered that a Declaration of Covenants would be included in the final plat application process with the City when a section (or all) of the undeveloped property is included in an application to be developed. So, the City would have to approve it and the public has a right to attend the City Council meetings and express their concerns, if any.

Dennis further clarified that the property that has already been developed within Mission Bay (noting the separation of Mission Bay Preserve that contributes to the Community Center but has its own CC&R's) are one community, regardless of when each phase was brought into the development. The usage and maintenance costs for all common areas (e.g. parks, docks, etc.) within Mission Bay are shared by all owners of property within the development.

Ron Hone requested a copy of the lease for the realty office for the Steering Committee members review. Dennis noted that he would make the documentation available to the committee.

Next Meeting Date & Time

The next meeting has been scheduled for Wednesday May 27th at 9:00am.

The meeting was adjourned at approximately 11:00 am.