

MISSION BAY HOMEOWNERS' ASSOCIATION

OPEN Meeting of the Steering Committee

September 13, 2010

MINUTES

I. INTRODUCTIONS: No additions to this Agenda. All members present. Laura H. was introduced to attending homeowners as the new member of the Board of Directors and of the Steering Committee. Chairperson Jill also introduced Vice-chair Jane I. Open meeting protocol was out-lined and visitors were asked to save questions and comments to the end of the proceedings. Five minutes would be allowed for comments.

II. MINUTES: August meeting minutes were approved, Jane proposed; Don seconded.

III. MANAGER AND DEVELOPER REPORT: Mowing of undeveloped lots continues; bids are coming in for next snow plowing season; pool and hot tub are closed for the year and pool winterizing will take place this week. When problems or incidents happen on or near your property that require police attention: Call the police, not Glenn. C, C, & R's have been OK'ed by the City of Polson and recorded. They will be published on the HOA website.

IV. OLD BUSINESS:

1. Post lights continue to be of concern. Most are working; some will be grandfathered out; and others require some TLC periodically.

2. Jill will conduct quarterly performance evaluations on our manager and our accountant. Vacation and time-off procedures will be finalized.

3. The property and fidelity insurance coverage needs to be made firm prior to the budget setting meetings of November and December. Auto and some exterior buildings need to be

covered. The HOA needs to be included as “loss payee” on individual policy holders who own ‘common wall’ town homes.

4. A clubhouse/pool security system which uses ‘key cards’ and is interfaced with our computer will cost over \$7300.00 excluding labor. This item remains open.

5. Motion sensor lights cost \$1700.00 and a remote camera system was not priced out. Open item.

6. The best propane price that was found was \$1.69 per gallon for individual homes. No news yet of a blanket propane price for all of Mission Bay. Open item.

7. Due to a request by one homeowner to move the Steering Committee meeting to an evening hour, meetings in March and September will be at an evening hour, TBA. Motion made by Jane; seconded by Laura. Five approved, one disapproved.

V. STANDING COMMITTEE REPORTS:

1. Finance committee reports that we are very close to meeting the budget projections.

2. Social committee reports that the three most recent parties, Memorial Day, 4th of July and End of Summer, were well attended. The 3rd Thursday BBQ is a great community mixer. An October Harvest-fest is planned as well as a Christmas Tree Decorating party in December. A Welcome Wagon program may be developed. All social events, such as bridge and yoga, are encouraged to place themselves under the Social Committee umbrella.

3. CCR enforcement committee reports that there have been 10 complaints turned in. As a reminder, all complaint information is confidential. A protocol for processing complaints is being worked on.

4. Design review committee reports that no activity has occurred in the last month. At present there is a separate committee for Mission Bay and for the Preserve. Some

consideration was given to the suggestion that there be only one committee. A meeting of all concerned committee persons will be held in the next week or so to hash out this issue and a report will be made in October.

5. The sub-association committee did not report but it was learned that the residents of Eagle Drive have formed a sub-association. The rest of the single family/stand-alone homes have not yet organized.

6. No report from Strategic Planning committees.

7. Weed control/management committee for the Preserve reports that a meeting is scheduled to decide some of philosophical direction needed to plan for the large open space in the preserve as well as weed control on undeveloped lots. Controlled spraying would not happen until the spring of 2011. Since no formal weed control plan exists for Mission Bay, it was moved that the individual sub-associations be tasked with coping with the weed problem in their areas. Motion made by Jane; seconded by Tim. I was also moved that there be established a committee to identify the problem weed areas within Mission Bay. Motion made by Tim; seconded by Jane.

VI. NEW BUSINESS:

1. When there are neighborhood issues such as prowlers, theft, vandalism, mischief or scams, the HOA will endeavor to inform everyone by e-mail, bulletin board postings and word-of-mouth. The Polson police have increased their drive through presence in the area lately. A Neighborhood Watch program was suggested. Jill will look into this with local police department.

VII. HOMEOWNER ISSUES

1. Open Discussion:

a. Liz W. encouraged HOA to communicate via e-mail and the website.

b. Connie B. urged the weed control efforts to include “green” products and procedures and to be cautious with chemicals.

c. Edith T. asked about the status of NWH and would they pay their over-due fees and was assured that NWH has made some payments and will continue to do so when properties sell.

d. Brandy C. had concern over missing street signs and was informed that the missing signs were at the ‘powder coating’ shop and would installed soon.

e. Nancy R. stated that a Neighborhood Watch program would work well at the sub-association level.

f. Sharon F. stated she thought that the Neighborhood Watch program would be a very positive action.

g. Dan C. asked that all meeting be OPEN and it was stated that some Committee business must be conducted in a ‘closed meeting’ atmosphere but an effort to ‘open meetings in the future would be made.

VIII. NEXT MEETING: October 11, 2010 at 9:00 a.m. – Closed meeting