

# MEETING MINUTES

## Mission Bay Preserve Homeowners' Association Annual Summer Meeting

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*Date: June 11, 2022 1:00 pm*

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### In Attendance

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**Mission Bay Preserve Homeowners Association Board Members:** Meg Fair, President, Jamie Seguino, Vice President, Don Wallace, Treasurer, Lynn McNamer

**Residents:** The completed sign in sheets and names of attendees via Zoom are attached at the end of these minutes. Online were Mary Williams, Roger Redifer and more.

**Staff:** Nori Pearce, Karen Swan

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### June 11<sup>th</sup>, 2022 Meeting

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The meeting and virtual Zoom meeting was called to order by Mission Bay Preserve Homeowners Association Board President Meg Fair. Thankfully most of the technical issues from the morning meetings has been solved. Meg introduced Nori Pearce the new HOA Manager who said that Roll Call was conducted when members signed in as they arrived. She called for all ballots to be in at this time. With all ballots in, the ballot box was removed and the ballots were counted by members of the Mission Bay Board of Directors. Proof of Due Notice was mailed to lot owners 60 days ago letting them know that there was a board election coming and to submit applications if introduced. The board ballot with meeting information was mailed out 30 days ago. Nori thanked the North Lake County Public Library who allowed us the use of their projector today. She introduced the new website and apologized that it is taking so long to get the site up and running smoothly. She expects to work out many of the "bugs" in the next couple of weeks with help from the Web Designer, but the minutes of the Winter Annual meeting have been posted on the web page.

Meg introduced the Board Directors, Jamie Seguino, Vice President, Don Wallace Treasurer, and Lynn McNamer who also serves on the Community Center meeting. Rod McCrea, Secretary, was unable to attend. Those in attendance then took time to introduce themselves.

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### Approval of Winter Annual Meeting Minutes

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Meg called for the approval of the Winter Meeting Minutes. It was so moved, seconded, and motion passed.

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### Committee Reports

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Meg introduced Jamie Seguino who is the Board Representative on the Design Review Committee. Jamie introduced the members of the Committee – Mark Gelernter, Chair, Greg McCormick, Connie Muller, and Jim Reisteter who was unable to attend today.

Jamie reviewed the projects the committee has been working on this year. The committee has been extremely busy with the construction taking place. Currently in construction stages are the Erickson's on Lot 5, Cancelosi's on Lot 20, Gunlock's on Lot 212, Lanier's on Lot 210, Redifer's on Lot 37, the Seguino/Muller on Lot 114, Stolper's on Lot 18, Sullivan's on Lot 3 and Turner's on Lot 4. He then introduced Mark Gelernter who spoke about the development of the Preserve and the Design Guidelines, which were to create a "special" kind of neighborhood that reflected Montana. The design was done to create a kind of harmony with the valley/lifestyle, as well as with the other homes. For 20 years it has been developed in the traditional Montana/northwest style. Today there are things happening in design and requests that don't fall into the guidelines as they were designed, including house style and colors. He said that the Committee is working on making the Design Guideline Manual more user friendly. It was written by designers for designers so the language in the manual isn't always understandable by homeowners and contractors.

He asked for input from the audience on their thoughts about how strictly the Committee should follow the guidelines with some of the requests for construction being received currently. What have you seen or hope to see in the future? Joan Grimes asked if there is a point where Design Review goes back to ensure that what was approved has been followed? Mark said that the committee does review the plans/drawings and does check throughout the project. Meg mentioned that the committee has also realized that the communication is very important with both the contractor and the homeowner during the past year. The question was asked if there is a discrepancy how do you negotiate the necessary change. Mark said this has happened and the Committee works closely with the Homeowner/contractor weighing how this actually will affect the character and how it can be moderated and corrected.

This has happened more frequently with the increase in construction. Meg shared that we are lucky to have the expertise and talent that we have in this committee and that they are working hard for good communications and working relationships.

It was asked how many lots are left to be developed within the Preserve. Mark answered that a little more than half the lots are still to be built on so the impacts of the buildings will be felt now. Up until now there has been so much open space that full impact of the building hasn't really been felt. This is where the planning built in to the Design Guidelines is really helpful especially in regards to height of buildings and landscape, and to the layout/placement of the lots.

Andrea Adams shared her thoughts about the neighborhoods she has lived in over the years, and thanked the Committee for the guidelines that are in place here for future development and for adhering to the guidelines for a continuity in the neighborhood. She feels that the design guidelines help maintain the character and beauty of northwestern Montana.

Mark thanked the group for sharing their thoughts about the design guidelines and for their support of the Design Review Committee. Meg thanked the committee for all their hard work, which has been very time consuming this year.

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### Social Committee Report – Ginny DuBruca

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Meg introduced Ginny DuBruca who is co-chair of the Social Committee. The Social Committee is made up of members from both the Preserve and Mission Bay. Preserve representatives are Dale and Linda Stoverud, Mark Gelernter and Ginny. Representatives from Mission Bay are Mary Martin, Allen and Linda Bone, and Janice Donovan. Most activities are planned cooperatively with both HOAs but the Preserve did recently host a Beginning of Summer Social for Preserve only. Meg thanked all who did attend and that we missed those who couldn't attend.

Ginny reported that the Cinco de Mayo celebration was successful and it was good to see people together again. They had about 80 guests at that event and the meeting room was filled to capacity. She invited everyone to attend the upcoming July 4<sup>th</sup> Brunch will be from 10 to 12 on the brunch. Cost to attend is \$10 per adult, \$5 per child and children under 5 are free. The brunch is limited to the first 100 who sign up due to limited space. The sign up sheet will be at Mary Martin's beginning June 15<sup>th</sup>. Sign up and payment end on June 28<sup>th</sup>.

The group thanked Ginny and the committee for all their work.

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### Financial Update

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Meg shared the 2022 Reserve Fund Expenditures to date. The Beach project has been completed, but it is coming in over budget about \$2,000. The total budgeted for this project was \$17,830. Meg and the group thanked Greg McCormick and Ginny DuBruca for the planning and work completed.

Trail maintenance is expected to take about \$1,000 this year. Expected expenses for irrigation and gate maintenance is \$7,500. Part of that amount was spent last week to make temporary repairs to the southern gate. There will be more repairs necessary to the gate after parts are received and when use slows down. For Roads repair we have budgeted \$16,142. The final amount budgeted for Reserve Fund use this year is for the CC&Rs and By-laws updates which were necessary due to the Declarants completion. Total projected Reserve Fund expenditures for the year were \$45,972, and currently \$17,830 has been spent.

Our Maintenance Reserve Balance at the end of 2021 was \$174,006. Even with the expected expenditures of \$45,972 the Maintenance Reserve projected balance at the end of 2022 is expected to be \$178,594 with the monies input this year.

Nori spoke about the pond activities going on currently. We are working on getting the four (4) aerators in the pond working correctly to help with algae growth. She didn't believe an alum treatment had been made yet. For trails she turned to Dave Rittenhouse who said "Everything is growing really good!" Trail maintenance will continue throughout the summer.

Someone asked if the otters were still there and Nori replied "Yes, they are". Please be aware that the wildlife could be anywhere.

Mike Lien has planted winter wheat for harvest and it is really green right now. It will probably be harvested after mid-July to the first part of August when the nitrate levels within the crop test within safe levels. The field was sprayed the other day. We only had about 30 minutes notice before the sprayer arrived and notice was sent out as soon as we knew they were coming. We will do our best to keep everyone updated.

Lynn McNamer gave a report on the update to the CC&R's and what is expected to happen next. The Task Force working on these include Lynn, Jim Reisteter, The main changes to them have been the removal of the Declarant language. There have been a few rules removed that were outdated or no longer valid. They are currently waiting on the Article 10 completion which has to do with the wording of the ownership of the Community Center and Entrance area so that both Mission Bay and Mission Bay Preserve are included in the ownership of both. The goal is to have the CC&Rs ready for review and possible vote by the Preserve before the December meeting. An option discussed was having a town hall type meeting so that they can be discussed before actually going to vote. Meg thanked Lynn, Don and Jim for their work on the CC&Rs.

Nori presented some slides and information on the boat house and beach projects. Greg McCormick and Ginny DuBruca drew up the plans and coordinated the construction to attach a deck to the boathouse. The Gazebo was redesigned to house shorter watercraft and to keep bats from perching in the rafters. The bridge was reconstructed and should last more than 25 years from this rebuild. A question was raised about staining the deck and the debris pile left. The deck has not been stained. The debris pile is being saved for a bonfire to celebrate the completion of the project. A Boathouse Task Force is being created to help identify storage areas and to assign spaces to the owners wanting storage space. The top rack is difficult to access and we will ask the younger owners to use that area as well as paddleboards. The bottom row is designed for canoes. There has been a lot of discussion about storing boats/boards on their sides. There will be a work day to get things identified and organized. Please let Nori know if you would like to be involved on the Task Force or if you have watercraft to add to the waiting list. Nori's goal at the end of this project is that the office has a map of whose watercraft is being stored where within the boathouse. The boathouse is reaching capacity and was not designed for storing the number of boats people own today, but building another boat house is a bit out in the future, but eventually will probably be needed. There is currently a waiting list of 25 families.

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### [Election of Board Members](#)

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Nori announced that there were 41 ballots cast, which she felt was an excellent response. Almost a 50% return. It was a very close race between Jim Reisteter and Meg Fair. Meg Fair was re-elected. Meg said this is her last term. Her husband, Rod, seconded that.

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### [Housekeeping/Updates/Special Thanks](#)

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Meg reminded everyone of the necessity of keeping up with mowing your vacant lots, as well as keeping your lawns and garden areas neat and weed free. It has been a difficult year to find people to help this year, and of course with the wet season we have had everything is growing profusely. Please keep Nori posted on mowings and sprayings so we can keep ahead of the process. Whitetop has been found in two spots within the Preserve. This is a very difficult noxious weed to control. It was asked if we send notices out to lot owners. We can do that. The office is playing catch up with most everything summer related. It has been a very interesting spring early summer. Meg asked people to let us know by email instead of in person in the office to conserve time for all of us.

Meg reminded everyone that driveways may not be used as permanent parking space for recreational vehicles, campers, trailers and the like. Loading

and unloading is allowed. The 14-day guideline does not include moving the vehicle for a day or two and then returning it to your driveway.

Ron Simon encouraged everyone to travel to Missoula to see the work that Mark Gelernter has done to preserve the workings of Phil Korell. More information about the exhibit can be found [here](#). Ron also congratulated Mark on the completion of his book.

Lynn McNamer took a moment to give thanks for Meg (and Rod) for all the hours and hours that she has given to this organization to help it run smoothly. Meg thanked Rod for his support.

Nori thanked Rod for his entertaining phone calls and for all the support he gives Meg. She thanked Meg also. She gave great thanks to having Karen on staff! She is amazing. Big thanks to the DRC! They have worked immense hours this year to keep construction moving forward. She told the audience the Preserve has a fabulous Board and encouraged people to serve on the Board. She thanked the community for allowing her to be a part of this community. Meg reminded everyone that there will be two openings on the Board next year. She encouraged everyone to run for the Board.

Thank you to those who joined on Zoom.

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## Adjourn

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Seeing no further business, the meeting was adjourned. Thank you everyone for attending.