

MEETING MINUTES

Mission Bay Preserve Board of Directors

June 6, 2022

In Attendance

Preserve Board of Directors: Meg Fair, Chair, Jamie Seguno, Vice Chair, Rod McRae, Lyn McNamer

Preserve Residents: Working meeting in preparation for Annual Meeting, June 11th

Staff: Nori Pearce, Karen Swan

JUNE 6TH, 2022 Meeting

The meeting was called to order by Mission Bay Preserve Board of Directors Chair Meg Fair at 10:00 am.

Approval of Minutes

Rod moved that the minutes for the May 9th meeting be approved as written. Lynn seconded. Motion passed and minutes approved.

Treasurer's Report - Preserve

Treasurer's Report – No report was given.

Committee Reports - Preserve

Beach Project – Meg presented the invoice for the construction on the Beach Project from Howell Construction. The final invoice is \$2,000 more (\$19,830.) than the contract (\$17,830.00) which was signed. Meg will visit with Greg to check with Howell Construction to get an invoice for the additional expense. Karen will pay the amount that is due from the contract, \$8,690.

Nori will be asking for a Working Committee at the Annual Meeting to help organize the boathouse and make assignments for boats from the membership waiting list.

Design Review Committee – Jamie updated the board on the construction and landscape/outside home improvements taking place in the Preserve currently. The group is reviewing the Design Review Guideline Manual and looking at making it more “user friendly” and in language home owners and contractors can more easily understand. Homes currently under construction within the Preserve include Erickson, 191 Pheasant Ridge; Turner, 193 Pheasant Ridge; Sullivan, 195 Pheasant Ridge; Cancelosi, 190 Pheasant ridge; Gunlock, 228 Pheasant Ridge; Muller-Seguno, 228 Red Tail Road; Redifer, 122 Tundra

Swan Way; Earnest & Gabby Stolper, TBD; and Lanier, 224 Pheasant Ridge. Numerous landscaping and exterior changes reviews have been completed this spring.

CC&Rs Committee – Lynn reported that she didn't receive any feedback from the Board regarding the revisions they wanted. The revisions are ready for community review with a few minor font corrections needed and an insert placed for Amendment 10 regarding co-ownership. After discussion, Board members were reminded to get their suggested edits/corrections to Lynn soon and for Lynn to make the necessary edits and changes. The CCR's will be distributed to the public after the first of July and a meeting to specifically discuss the CCR's will be scheduled end of July.

Old Business - Mission Bay Preserve

The ballot error where the name and address of the voter was placed on the ballot for record keeping purposes has been fixed. The address does not have to be filled out, and if it is, it can be removed by HOA administration when the ballot is received. Homeowners are responsible for making sure their name is checked off the Homeowner list when their ballot is cast. Nori is handling the mail in ballots to make sure the Homeowners voting are checked off and voted, and that any identifying information is removed from the ballot so that the ballots are private.

Website report. Nori is working out the bugs as quickly as possible on the new website. Michael Hewston will be returning from his trip soon and will be asked to help. Board members have received their email addresses. Michael will do a session with us upon his return to help us set up the address and get the most from it. The Annual Meeting is posted on the Home Page of the Website. Click on 2022 Summer Annual Meetings for specific information about each meeting and the Zoom link to attend virtually. The minutes of the Winter Meetings may be downloaded by the links at the bottom of the Summer Annual Meeting page. The Mission Bay Preserve minutes are not completed as of June 6th.

Social Update – Ginny DuBrucq and Linda Stoverud did an excellent job for the Social held May 26th. Meg thanked everyone for attending.

Damage to Gate – A temporary fix has been made to the upper Preserve gate. Montana Fence did not have the exact part necessary and it has been ordered. The gate should work properly for the rest of the summer. In the fall, the gate may be sent to Kalispell to remove the bow that incurred in the damage.

Don Wallace has explored options for the co-ownership of the Entrance area and the Board has been in discussion of the options. The Board agreed unanimously to accept Option 1 of the three options presented – to create a “utility” exemption for this area, which it seems to meet. Costs of the survey and documents to do so will be shared equally with Mission Bay and Mission Bay Preserve.

New Business

The hay field was sprayed for broadleaf weeds last week. Notice was sent to residents as soon as it was reported they would be spraying that day. There are two small areas of

Whitetop within the Preserve needing immediate attention. Nori has been looking for someone to contain it.

Next Meeting

The next Preserve Board meeting will be this Saturday at the Annual meeting in the Clubhouse at 1:00 pm. The next regularly scheduled Board meeting will be on Monday July 11th at 10:00 am in the meeting room in the Clubhouse. The next regularly scheduled meeting will be on Monday, July 11th, at 10:00 am in the meeting room in the Clubhouse.

Adjourn

Following a review of the slide show for the Annual Meeting and making corrections necessary the meeting was adjourned.