

MEETING MINUTES

Mission Bay Preserve Board of Directors

May 9, 2022

In Attendance

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

Preserve Residents: Jim Reisteter, Linda & Dale Stoverud, Greg McCormick, Ginny DuBruca

Staff: Nori Pearce, Karen Swan

MAY 9, 2022 Meeting

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

Approval of Minutes

Lynn moved that the minutes for the April 11th meeting be approved as written. Jamie seconded. Motion passed and minutes approved.

Treasurer's Report - Preserve

Treasurer's Report – Don Wallace, Treasurer, was unable to attend. Karen distributed quarterly financial statement. Jamie asked about the \$1,000 spent in pond maintenance. Karen answered it was for alum treatments, two (2) alum treatments are provided for within the 2022 budget. Pump and aeration were not budgeted for this year.

Committee Reports - Preserve

Search Committee – Meg updated everyone that the Search had resulted in hiring Nori Pearce as the new HOA Manager.

Design Review Committee – Jamie updated the board on all the construction and landscape/outside home improvements taking place in the Preserve currently. He said that 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 understand. It was written by designers for designers. Discussion has taken place considering having contractors post a bond instead of the current \$2,500 refundable deposit.

CC&Rs Committee – will be meeting after this meeting. No update for this meeting.

Beach Project – Greg McCormick reported that the beach project has been completed and shared some photos of the bridge, gazebo and new deck with the group. The ceiling of the gazebo has been bat-proofed. Project should last 20 to 30 years.

Discussion about waiting list for putting watercraft in the boathouse and a system for managing the process as well as how to store the boats.

HOA Managers' Report – Nori reported the website will be rolling over to Click Here Designs within the next week. Expect a few bugs while the system is being worked on and until she becomes familiar with it. We had 144 new visitors on our site last month and it seems that the use of the website correlates to the emails sent via Constant Contact. Our Constant Contact emails are well received. We have an average of 69% contacts who open our emails. The national average is about 35% opening. We had nine new subscribers last month and 2 who unsubscribed. There will be a way to get the emails via Constant Contact on the new webpage somehow.

Old Business - Mission Bay Preserve

There was discussion about the CCR's and the section pertaining to co-ownership of the Clubhouse with Mission Bay, as well as Montana SB300 pertaining to regulations and CCR's previous.

Ginny DuBruca and Greg McCormick reported to the board the results of the community survey regarding future use of the Clubhouse. After discussing what community members would like to see, Ginny presented diagrams showing a possible way to restructure the office area of the Clubhouse with minimal construction/tear down/expense by reusing existing doors, cabinet area in the large meeting room and existing walls/materials as possible. Their presentation included diagrams of the planned demolition, possible room layouts for the new area constructed as well as possible audio-visual equipment that could be used to communicate between the large room and the smaller meeting room if need be. The smaller meeting area will be a multi-use area that would work for classes, exercise groups like yoga, card games and more, as well as meeting space. The Workout area will be expanded as the storage area for the social committee will be moved to another area. We are unable to have a coffee shop or other renters within the space due to city codes. The Board thanked Ginny and Greg for their work on the committee for this project and approved of the design and work that has been completed thus far. There was discussion about the deed/ownership of the Clubhouse and highway access. The planned drawings will be shared with the community through a Constant Contact email once they are placed on the website. Any changes/work will not begin until after the real estate offices have moved out and the materials/workers will be available.

New Business

Nori reviewed the by-laws concerning election of Board members and the process for doing so. According to the by-laws, those interested in running for the board must submit their application/notice of intent to the HOA office within fifteen days following the solicitation of applications and initial notice of annual meeting. The applicants will then be listed on a ballot, alphabetically, and sent to all members via mail with the Notice of Annual

meeting at least thirty days prior to the date of the annual meeting (June 11th). No nominations will be accepted from the floor at the Annual meeting. Board members will be elected at the annual meeting by secret ballot or proxy secret ballot. Ballots may be returned to the HOA Office before the annual meeting or they may be brought to the Annual Meeting and cast in the voting box as the member enters the building/meeting. Ballots will be kept in a "locked" box until counted. There is one vote per lot in Mission Bay Preserve owned. Members of the Mission Bay Homeowners Board will count the Mission Bay Preserve ballots. Ballots and Notice of Annual Meeting will be mailed by 5 pm this Thursday.

Rod gave a report on the farmed area. Currently the planted area is in winter wheat/hay, but Mike Lien would like to see an alfalfa/grass mixture in the future. Alfalfa seed is very expensive right now, so this won't be done unless the price comes down. Broadleaf chemical spray will be applied at the appropriate times.

Rod also reported that the upper Preserve gate is not functioning correctly. We will need a new roller guide minimally for it. Nori will contact Montana Fence for repairs necessary. The gate will remain open until the repairs are completed.

Comments from Homeowners

Next Meeting

The next Preserve Board meeting will be held on Monday, June 6th, at 10:00 am, before the annual meeting. This will be a working meeting for the Board to prepare for the annual meeting.

Adjourn

The meeting was adjourned.