

Unofficial/MEETING MINUTES

Mission Bay Preserve Board of Directors

March 8, 2022 10:00 AM

MEETING CALLED TO ORDER BY MEG FAIR – MBP BOARD OF DIRECTOR'S PRESIDENT

In Attendance

Preserve Board of Directors: Meg Fair – President, Jamie Seguino – Vice President, Don Wallace, Treasurer, Lynn McNamer, Rod McRae

Preserve Residents: Working Meeting

Staff: Nori Pearce

March 8th, 2022 Meeting

The closed meeting was called to order by Mission Bay Preserve Board of Directors President Meg Fair.

Approval of Minutes

Minutes of the January 10th meeting were reviewed and approved.

Treasurer's Report - Preserve

Treasurer's Report – The treasurer's report from the last meeting was included in the members' packet of the meeting. The January 2022 Profit & Loss statement was reviewed. It was decided that the Board wants the monthly P & L's at their meetings.

Old Business - Mission Bay Preserve

Manager's Report – Meg led a discussion reviewing the Executive Director's Job Description. The Search Committee is holding regular meetings for this process, but taking their time and ensuring due diligence to ensure the hiring process is done well. They are exploring the advantages and disadvantages of having a Property Management Company versus an on-site manager, and the options to each type. They are exploring the best and most economical methods of advertising the position. The salary of an Executive Director versus a property manager or HOA manager is being discussed, as well as the needs of the communities within the jurisdiction of the person/agency to be hired. Many options are being explored.

One bid was received for the web page design project from One Click Designs. The proposal was reviewed and it was decided that with the many changes already occurring

to move the website design to a lower priority. Discussion ensued about the need for a secure way to communicate within the Association, preferably through the web page. Lynn will share information about the company their company is using for hosting their web page. Rod mentioned there is a company in Havre that does email hosting also. These options will be further explored.

Insurance – Don reported that individuals and staff are covered with liability insurance within expected limits – \$1M per occurrence, \$2M/aggregate. The board approved having the insurance carrier place our contracts on a January to December annual basis, instead of the current November to October period.

Reserve Allocation Study – Meg presented a copy of the Preserve Reserve Budget. We have received a bid from Howell Construction and Carpentry for projects needing to be completed at the Boat House, Gazebo and Bridge. Estimates for the Boat House Deck is \$8,000.00, the Gazebo remodel is estimated to be 3,930.00, and for the Bridge is \$2,000.00 for a total bid of \$13,930. A timeline for the project was not provided. Don moved that the bid be approved subject to receiving a contract with a scheduled timeline, and the company's certificate of insurance. Rod seconded the motion. Motion passed. Jamie will contact Greg McCormick who contacted the bidder.

Covenants, Conditions, and Restrictions Committee – Lynn reported the committee is reviewing current language and updating where necessary. Looking into whether the water rights transfer currently happening under the Flathead Reservation Water Compact has occurred. Lynn referred the Statute passed in 2019 on covenant changes. The letter from Fischer Law Office regarding Section 70-17-901 M.C.A. was reviewed. This statute prevents homeowner associations from amending covenants that were in place when an association member purchased the property, unless the member agrees. " The statute puts the burden upon the homeowner to request that the association record the homeowner's exception to any amended covenant with which they don't agree. The amended covenant to which the association member objects, is therefore not enforceable against the member. However, the exception is not available to subsequent purchasers of the property. The new association member will be subject to the amended covenants, as written." Language regarding rules and regulations can be added or removed as necessary by the Board with a 30-day comment period, unless there is an emergency necessitating a change, in which case the Board can make the decision is current policy. Discussion about new language regarding Dark Sky rules, and Polson City code versus Lake County code changes followed, and how changes made now must follow Polson City Code to those properties that were originally under Lake County code. Language that states changes cannot be made to those properties unless they are approved by the City of Polson was discussed.

Jamie asked about provisions for fines within the CCRs. Lynn reported that they are researching fines and so far, they have found fines are progressive up to \$1,000. Once the fine reaches \$1,000 it is suggested that a lien is made against the property at that point. Working with the Design Review Committee to avoid duplication and that they are cohesive documents and complimentary/mirrored with Mission Bay documents. Clint is working on the combined plat and deed. Jamie asked about leverage within CCR's for DRC once the approval is given to the City for permit to build. Discussion followed about procedure. It was decided to have discussion with Board and DRC together at another

time to review how procedures are followed under current guidelines and following revisions and the checks and balances that are applicable.

Design Review Committee – Don will meet with our Insurance Broker about how contractors and subcontractors are covered under their insurance when working within the Preserve and what we need for documentation on the work site and within the HOA office. Jamie gave an update on current projects and their current progression in the cycle for Gunlock's Redifer, and Turners. Documentation, support and communication with homeowners is being clarified through all the processes. Meg requested a time for the Board to meet with the DRC. An email to meet on March 17th and 18th when a time is available will be sent out to Board members and DRC members.

New Business

Open Gate Experiment –

Preserve Gates - Lynn has the phone number for the gate and will see if she can enter the guest code to open the gate, via phone. Concern was expressed about emergency vehicles being able to enter without a code. Dispatch has the codes for the gate. Emergency vehicles also have the ability to open gates with their horn by sounding it. A community wide email blast will be sent about the ability for the emergency vehicles to open. After discussion about the gates open in the morning experiment Lynn moved to close the gate. Don seconded. Motion passed. Gates will be closed 24 hours beginning March 15th.

Board Election Schedule for June Meeting – Soliciting for board applicants must be sent out by April 11th. Candidates must notify the office of their intent to run by April 26th. Ballot must then be prepared and mailed with notice of Annual Meeting by May 10th. Must include a Proxy form for anyone who won't be at the meeting to complete. Annual meeting will be held June 11th. Meg's position is the only one up for election this year. Application form was updated last year. Meg is willing to run for another term. Jim Reisteter application will stand.

Standing monthly meeting time is the 2nd Monday of the month at 10:00 am, so it is before the Community Center Board meeting. It will be decided by the Board before the meeting whether the meeting will be open or closed to the public.

Next Meeting

The next Preserve Board meeting is scheduled on Monday, April 11th, at 10:00 am. This will be an open meeting.

Adjourn

The meeting was adjourned at 12:25 pm.