

MEETING MINUTES

Mission Bay Preserve Board of Directors

Date August 8th, 2022

In Attendance

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

Preserve Residents: Greg McCormick, Jim and Barbara Reisteter, Lara Davis

Staff: Karen Swan, Nori Pearce

August 8th, 2022 Meeting

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

Approval of Minutes

The July minutes carryover amounts need to be changed by 1 year each. 2017 was a carryover of \$1,597 to 2018, and so on. Name of this account is to be the Carryover Operating Account. With those changes being made, Lynn McNamer moved the minutes be approved. Don seconded the motion. Minutes approved with changes.

Treasurer's Report - Preserve

Treasurer's Report – Don Wallace presented his "snapshot" report that he will give at each meeting. He asked if the carryover we have been carrying over will be deposited in Reserves. At this time it is in holding in case we have unexpected expenses. Exceeded budget areas is due to increased prices in supplies and services. The Beach Project was \$2,000 over with supply expense, irrigation expenses have increased and CCRs will be an expense. Members appreciated his report.

Manager's Report

Nori passed around a recent photo of the boathouse. Currently all boats in place can be identified and there are a few open spaces. We received a request from an individual to put in place a support to help people get out of their boats. Greg McCormick presented and demonstrated the kayak launcher he has invented to help people get in and out of their kayaks. Simply reverse the process to unload. He is requesting permission to install this on the dock on a trial basis. He answered questions from the group. Meg and Lynn expressed liability concerns but also consented liability currently with people getting in and out without anything. Greg would like to put this on the inside of the dock, because of

waves on the lake side. It is adjustable for water levels. Don moved that Greg install the launcher and test it, then report back to the board, making sure there are no exposed sharp areas of metal. Greg mentioned there is a commercially made handhold of tubular aluminum that overhangs the water that would work great for getting in and out of the water. He will look into the availability of that. Jamie asked if we have ever thought of putting a ladder into the water from the dock. It is too shallow for swimming, but for a way to get in and out of the water. After discussion, Jamie seconded the motion. Motion passed.

Nori said Greg is willing to put a door into the side of the boathouse and some separators for about \$100.00. The Board said go ahead with those improvements.

There will be a Zoom session for Homeowners to become familiar with the website when things slow down a little this fall. Nori will send out an email with several times. It will be less than an hour long and a great place to ask questions or make suggestions for the new website.

There will be more work on the Guidelines for Contractors and sub-contractors for both Preserve and Mission Bay this fall.

Mowing has turned into the "job of the year", but we are getting a handle on it. Individual vacant lot mowing will be billed to the lot owner. There will be more clean up occurring in areas that the farmer couldn't get too because of the larger equipment used to cut this year and we are still working on the common areas. It was asked if we can get the vacant lots being mowed earlier in the year and/or a schedule for vacant lot owners. The first mowing should be done in early June. The mapping for vendors will need to be redone for the bidding process. We will also look at ways to have more communication with vendors next year and the frequency of mowing in utility, commons and other areas.

Pond update. The aerators are on, but the front ones seem to not be working. We will need a diver to fix those. The alum that we have used in the past is not being produced. There are other options available. Lynn suggested checking out PondGuy.Com for options and possible organic options.

The ditch which supplies the pond has been rerouted and cleaned up by the Flathead Irrigation Project with water going directly through to McAlpin's and the lake that direction. We do have some sandbags to divert some, but we do not have permission to do so currently. There was a lot of wood and debris left from their excavation which can be added to the bonfire or a debris removal project.

We have water to the farm land and entry area currently. It took awhile to get communications with the Ditch Rider and our allocation straight but it is working currently.

We may have some financial allocation adjustment necessary for the payment of the expenses related to mowing this summer. The Preserve HOA is responsible for paying of the bill for the vacant lots until the owners pay the HOA. The vacant lot owners need to realize that this will be an ongoing expense in the future.

Committees and Task Forces Reports

Design Review Committee – Jamie reported that the committee is working on revising the Guidelines to make them more user friendly instead of designer based. Committee members continue to meet with homeowners before and during construction. Homes

under construction are moving along smoothly. One more home broke ground this past week. Things have been a little quieter than they were this spring, but still busy.

Farm Report – Nori reported that Mike Lien the farmer has gotten the hay cut and baled and just turned on the irrigation water, so the hay field should begin greening up. The wheat he uses for forage has been cut and baled. There are still numerous bales scattered around the Preserve but he will continue gathering. Several community member names were sent to Mike to help with the water line. Jamie asked that the water line by his home be directed so that he doesn't end up with a lot of mud on his lot. Lara Davis asked if anything could be mentioned to Mike about the water that comes out the end of the line near there property. Nori will contact Mike about these concerns. Don asked what Mike pays for as the farmer for this property and the budget line items for wheel lines and pumps. Meg said Mike pays for the water and taxes. We pay for repairs to the line and the pump. If we don't use the money in the line items this year, we will push those dollars forward.

Old Business -

Meg reported that the City of Polson has approved the survey for the Entrance area to complete the document necessary for ownership. The survey will now go to Clint Fisher to be incorporated into the deed and plat to be one document to be included in the upcoming revisions of the CCRs. Hopefully this will be done by September. The city agreed to the exemption of a subdivision which will be more cost effective.

The road reserve is the biggest chunk of the Preserve Reserves with over 3 miles of private roads. We are looking for any volunteers who would like to work on the Reserve study. Treasure State has been contacted to see if they will help with the study but have not responded yet. Don volunteered to be on this task force. More volunteers are needed.

Lara Davis asked about the dirt and dust from all the construction going on and if there is a way it can be more controlled, especially on the roads.

Meg has given Nori a copy of the protocol for violations and we need to begin enforcing the CC&Rs. Lara Davis asked for clarification on what she had been told about parking their van on their property and why they had received a letter of non-compliance. They did not feel they were violating any rule and they had been misinformed. She was told every time they moved the vehicle, the time length for being in their driveway (14 days) was reset. There was discussion about other recreational vehicles, parking, and letters sent to violators. The CCRs are undergoing revision and there may be changes in the future, but we are enforcing current regulations. The CCRs upon completion by the review task force will be sent to community homeowners for approval. Hopefully, there will be more flexibility with parking of recreational vehicles in the new CCRs.

Meg reiterated that the Board does need to begin enforcing the rules and regulations and assessing fines. This would include mowing, landscaping, debris/items on property, etc. Process and fees are defined. It was also discussed that surcharges should be added to items that need the HOA to be arranged, such as lot vacant mowing.

New Business --

There was no New Business to present. Meg asked for any other comments from community members. There were none.

Next meeting

The next meeting will be held on Monday, September 12th, at 10:00 am in the Meeting Room in the Community Center.

Adjournment

The meeting was adjourned at 11:25 am.

Steps for Follow-Up

Reply from Treasure State for Assistance with Reserve Study – Nori

Request for Volunteers to help with Reserves Study - Don