

Unofficial MEETING MINUTES

HOA Community Center Committee

Tuesday September 13th, 2022 4 pm | Meeting called to order by Meg Fair- CC Committee Chairperson

In Attendance

Community Center Committee: Meg Fair, Allen Bone, Lynn McNamer, Monty Schmidt, Ralph Brownell

Staff: Nori Pearce, Karen Swan

Board Members Preserve:

Board Members Mission Bay: Pete Ridgeway

Mission Bay & Preserve Homeowners: Bruce Bowman, Claudette Beckendorf, Cherie Stenmoe

September 13th, 2022 Meeting

The meeting was called to order by Community Center Committee President Meg Fair. This was an open meeting held virtually and via Zoom. No attendees signed in via Zoom.

Approval of Minutes

Meg Fair asked for approval of the Tuesday, August 9th meeting of the Community Center Committee minutes. Allen asked that the minutes be corrected to show that multiple posts at the entrance to the Community Center are loose and needing replaced. Ralph moved the minutes be approved with the correction. Lynn seconded. Motion passed.

Manager's Report – Community Center

Manager's Report – Nori Pearce

All repairs have been completed on the pool and it is still open. She asked that the Committee set a date for closing the pool. After discussion it was moved and seconded to have the pool close as soon as possible so that we can save on expenses. Motion passed.

The electrician who thinks there is a conduit under the concrete to fix the lighting at the flag pole and the mailboxes has not returned yet due to illness in his family. Nori will contact him again. Allen said that the flag has been seen flying in the dark recently. Nori will contact Guys for the Job to see if they will take the flag down when they are closing the pool daily.

The concrete at the entrance to the pickleball court has not been fixed. The construction company has not come by to see the issue as of this date. Nori will contact them again.

Nori is in the process of requesting bids for replacing the emergency exit gate at the pool and the fence supporting it. There was discussion regarding how to control access in and out of the gate and to make residents understand that the gate is only for emergency use to exit the pool area. There has been an alarm ordered for the gate which will be installed. After discussion it was decided that Nori will begin fining people who exit via the gate when she sees them. The fine will be \$25.00 after the first warning.

Nori has contracted with Guys for the Job to make temporary supports for the two posts at the entrance to the Community Center and other posts which are leaning. As well she will ask them to raise and lower the flag when opening and closing the pool.

Interstate Alarm has the Community Center cameras back on line and they are working properly. It did take some equipment and labor to get them working again. Nori thinks the total amount was less than \$500.

The emergency phone by the pool is not working. At some point the emergency phone and a box with the AED is planned to be placed in the hallway to the pool so that people can access the phone and AED easily from the pool or inside the clubhouse. If someone takes the AED the phone should automatically send an alarm to 911 once programmed correctly. There was general agreement that there should be a phone with the AED unit. Until that happens Nori will put something over the top of the box so it does not say emergency and Karen will call the phone provider to see about fixing and moving the phone.

The cement lifts and cracks will be painted in the Spring before the pool opens after the frost is out of the ground for the 2023 season. There was considerable discussion about methods to fix the shifting and cost of such.

Financial Report –

Monty Schmidt reported that financially the Community Center is in a great position with income up 3.8% this year. Increases in expenses have occurred in office supplies, due to mailings for HOA semi-annual meetings and votes, and insurance. There will be a preliminary budget available at the next community center committee meeting after bids requested are received.

Committee Updates –

Social Committee – The pool was in the dark during the pool party, but the source of the lighting has been found so it doesn't happen again. The party was a success. The Committee is discussing a fall event, but has not made a definite decision on date or time.

Old Business – Community Center

There was considerable discussion regarding the Social Membership for lot owners who were not deeded into the original Mission Bay documents. The most recent contract, dated January 2022, has been distributed around Mission Bay and has led to some misconceptions about the Social Membership. This membership is only available to the seven (7) lots not deeded in the original document, those being Lot 1, Lot 2, Lot 3, Lot 4, Lot 15, Lot 16, and Lot 17, all located on Hawk Drive, between the entrance and Tundra Swan Way. A survey has been developed for distribution to Mission Bay property owners to gather the community's feelings about this membership. After discussion, Monty moved that the contract be rewritten to more accurately reflect the intent of the social membership and that the survey not be distributed. Ralph seconded the motion. Motion passed unanimously.

The deed for the entrance area has been surveyed and submitted to the City of Polson. Clint Fisher is working on the final document for inclusion in Article X of the CC&Rs for both HOAs. There will be a joint board meeting called to discuss this inclusion into the CCR's and how to distribute the CCRs.

New Business – Community Center

Nori has sent out bid requests for 2023 for vendors in lawn and landscape, snow removal and propane for the pool and Community Center. Bids are to be submitted by September 23rd.

Lynn requested that the Committee begin discussion and research regarding the positions needed for serving our HOA and budget to be prepared for a less hectic and more efficient 2023 for staff members. Discussion followed on needs of the employees and job duties, and where gaps will occur in the office when the real estate offices move out of the space. Discussion centered around what type of employee/s will be most helpful, reception or facilities maintenance, as well as bookkeeper and manager. Julia, the

real estate office receptionist, handles many personal contacts for the HOA office daily, especially in the summer. At the next meeting Nori will share current job descriptions, as well as wants and needs of the HOA office for more discussion.

Lynn presented an article from the HOA Leader website regarding the Fair Housing Act for the Committee members to read. Federal laws do not allow an HOA to segregate children from the community. We also need to review the language used on our website and documents to make sure we remove any type of age discrimination as well as accuracy of information. For example, she mentioned pool rules are different in different places, currency of information, religious holidays on the calendar, and “chit-chat”. She also presented an article from the HOA Leader about what minutes are for and how they should be written. She requested the committee members send her comments on the articles and the proposed changes they see needed on the website to her so she can compile them for discussion and prioritization at the October meeting.

Comments from Homeowners

There is a lot of discussion within the Mission Bay Community about the social membership. Members encouraged the committee to clarify this item within the community as soon as possible to squelch rumors.

Jerry Hammer repaired/rebuilt the metal folding chair rack following the pool party. Allen moved that the committee purchase a \$50 gift card to thank Jerry for his time, materials and labor. Monty seconded. Motion passed.

Next Meeting

Next meeting will be October 11th at 4:00 pm in the Community Center Meeting Room

Adjourn

Meg Fair adjourned the meeting.

Steps for Follow-Up

Contact Wolfenden Contractors again about concrete issues in courts - Nori
Request bids for fence repair on northwest fence in pool area - Nori
Explore options for alarm system/key code for emergency exit gate in pool - Nori
Follow up will All Electric about completing lighting to flag pole and mailboxes - Nori
Follow up on emergency phone at pool – Nori and Karen