

Unofficial MEETING MINUTES

Mission Bay Preserve Board of Directors

Date September 12th, 2022

In Attendance

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

Preserve Residents: Chuck and Penny Jarecki, Greg McCormick, Ernest Stolper, via Zoom
Janissa Strabuck, Connie Muller

Guest: Mac Swan

Staff: Karen Swan, Nori Pearce

September 12th, 10:00 am

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

Approval of Minutes

Rod moved the August minutes be approved. Motion seconded. Minutes approved.

Treasurer's Report – Don Wallace

The quarterly P & L statement and financial report will be given at the October meeting. Don has completed a Reserve Study Component Inventory to help with the upcoming Reserve Study and Budget process. The document includes maps, diagrams and measurements of assets and features within the Preserve. Board members thanked him for his work and for getting so much valuable information in one place.

Manager's Report

The aluminum hand rail to be placed at the dock to help individuals off and onto the dock has arrived. It will be installed soon in a place to help individuals.

Montana Fence determined that a control board in the gate was the cause of the malfunction. They have removed the board and ordered a new one. The new board will be installed as soon as it arrives. Hopefully key fobs will not need to be reprogrammed once it is installed.

The pond is a lively healthy environment and the geese are loving that area right now. We are still trying to find someone to dive and check on why two of the aerators are not working full time. Don said two of the aerators have been unplugged.

There was a game camera placed near the parking area for the beach for a short time and there are pictures of a small black bear that wandered through the area a couple of times. Nori reminded people to be aware he/she had been there and to please keep attractants picked up. There is a bag of trash on Pheasant Ridge that has been dragged from someone's yard today.

Red Tail Trail and utility areas have finally been mowed for the second time this season. The contract with Mission Lawn called for mowing the trail two times over the summer. Adam with Mission Lawn feels the areas should be mowed once a month. Nori is requesting it be mowed more times next year. There was an email to the Board received from owners requesting the Trail and common areas be better kept as according to HOA guidelines. The area was not watered this year. There is a separate pump to get water to that area. We will be sure to get water to the area and more frequent mowings in 2023.

Nori has sent out request for bids recently for businesses interested in lawn/landscaping, snow removal and propane for the Community Center for the 2023 year. If you know of someone who may be interested in bidding for one of these, please let her know and she will forward the information to them. She has requested bids be returned by September 23rd. The Boards will be discussing budgets in October.

Committee and Task Force Reports

Design Review Committee – Rod reported that the DRC held several informal meetings in regards to Lot 25 and the building requirements for that lot, which will be discussed later in the meeting.

Landscape Committee - Jamie presented a query about the formation of a separate Landscape Committee from the Design Review Committee for guidance on landscaping within the Preserve. It is felt that the Committee members do not have the background/training to effectively do this. Another possibility is to hire a landscape designer with training to help the Design Review Committee or to develop guidelines. Connie will visit with Joslyn to see if she can help in some way.

195 Pheasant Ridge Build -Nori reported that the construction on Preserve Orchard Lot 03, 195 Pheasant Ridge, is currently on hold due to a dispute between the contractor and homeowner. It has not been abandoned. It was asked at what point the Board might have to become involved in this issue. The Board would like to be proactive in this situation.

Farm Report – The farmer, Mike Lien, is making the second cutting of hay. The Preserve does own the water lines and equipment in the Preserve. Mike is thinking about extending the hay field next year, but will need more irrigation equipment. Any more equipment will need to be supplied by the farmer. Don is looking into the history of our water rights and clarification of our ditch rights.

Old Business -

The Board has received the document from Clint Fisher regarding ownership of the entrance area. It was asked if there was any perceived pushback from Mission Bay residents about the entrance area percentage of ownership. The Community Center ownership document is being revised by Clint currently and it is not known if it addresses percentage of ownership.

The Reserve Study Process is comprised of basically three phases – First an inventory is completed of everything the HOA is responsible for. Don has completed this portion of the process and has shared with the Board to see if anything is missing. The second phase is conducting an evaluation of the remaining life expectancy of the assets/property identified in the inventory, ie roads, wheels/irrigation equipment, and calculate where we are financially in keeping up with the maintenance/upkeep of the property. The final phase is coming up with a Funding Plan which will involve the Board more than the first two phases. Jamie will be assisting with developing the Spreadsheets needed with this study. Bids were received from 3 companies to conduct the Reserve Study. Don feels that the Board is capable of handling this process. At October Board of Directors meeting, they should be done with the second phase. The study will be completed before the December annual meeting. The guide that will be developed will also be a good guide for future maintenance.

Nori has contacted Treasure State by email two times and has had no response. Don will continue trying to get them involved.

Don asked about the boat launch experiment. Greg reported the launch worked. The lake level has dropped considerably recently leaving a bit of a gap between the launch and the water.

New Business --

The owner, Janissa Strabuck, and realtor, Mac Swan, for Lot 25 were present for discussion about the Board's decision regarding the discrepancy between the Design Guideline manual and the site-specific document. It seems the Design Review Guidelines were developed from the site-specific sheets that were created at the beginning of the Mission Bay development. After significant discussion the Board of Directors and the Design Review Committee will meet jointly when Mark Gelernter, chair of the committee returns, to review all the site-specific sheets, as well as Lot 25, to decide how the site-specific sheets will be used in the future. This meeting will hopefully be held within the next two weeks. Janissa and Mac asked to be notified of the date of the meeting.

A date was set for the Board to meet about the 2023 budget. Most of our vendors get their invoices to us by mid-October. This meeting was set for October 17th at 10:00 am.

Comments from Homeowners

Chuck Jarecki expressed concerns about the necessity of mowing and watering the trail and common areas to minimize fire risk and weed mitigation, and the inadequate job that

was done mowing this summer. It is also important to consider the water usage of plants when planting and planning landscaping.

The CC&Rs are under revision, primarily to remove inferences to the declarant and changes in the structure of the Mission Bay community. They will be presented to the community for approval. They must be approved by a majority of the homeowners to go into effect. The goal is to have the final vote before the annual meeting in December.

Ernie Stolper asked questions about the site-specific documents and what lots they affect as well as changes occurring during this process of the declarant leaving. He also asked how many lots are left to build on. About half the lots are currently built on.

Greg mentioned that the DRC conversations with Joslyn that she has a landscape design computer program that could make the questions DRC has easier to answer. The DRC will be sending a letter to the Sullivan's about the status of their build.

Next Meeting

Next meeting will be held on Monday, October 10th, at 10:00 am in the Community Clubhouse Meeting Room and via Zoom.

Adjournment

The meeting was adjourned at 11:42 am.

Steps for Follow-Up
