

-Mission Bay Homeowners Association
Mission Bay Preserve Homeowners Association
Community Center General Meeting
For Mission Bay and Mission Bay Preserve
December 14th, 2019
Meeting Minutes

The meeting was called to order at 9:05 a.m.

A sign-up sheet was provided and those in attendance included:

Dennis Duty, President, Board of Directors	Pete Ridgeway, CCR Committee	Rod Fair, Preserve Design Review Committee
Bob Martin, Mission Bay Board of Directors	Russ Pilcher	Laurie Schmitt, Mission Bay Social Committee Co-Chairman
Meg Fair, Mission Bay Preserve Board of Directors, Steering Committee	Sue McCormick	Doug Schmitt, Mission Bay Social Committee
Ralph Brownell, Mission Bay Board of Directors, Steering Committee	David Coffman, CCR Chairman	Mike Shoquist, CCR Committee
Ray Beck, Mission Bay Preserve Board of Directors	Mark Gelernter, Preserve Design Review Committee	Wayne Finney, Design Review Committee Chairman
Cynthia Hoelscher, Mission Bay Steering Committee, Finance Committee Chairman	Pam DeNevi	Jan & Bruce Agrella
Gary Goodman, Mission Bay Steering Committee Chairman	Claudette Beckendorf	Richard Carlyle
Roger Norgaard, Mission Bay Steering Committee, Finance Committee	Mary Martin	Ginny DuBrucq, Mission Bay Social Committee Co-Chairman
David Coffman, Mission Bay Steering Committee, CCR Committee Chairman	Gwen McRae	Bruce Bowman
Allen Bone, Mission Bay Steering Committee, Finance Committee	Janice Donovan, Mission Bay Social Committee	Dirk DeConinck
Dave Rittenhouse, Mission Bay Preserve Steering, Finance Committee	Mike Shoquist, CCR Committee	Linda Bone, Mission Bay Social Committee
Jane Irwin, Mission Bay Finance Committee	Rhea Ashmore, Mission Bay Design Review Committee	Mac Swan
Melanie Brooks, Mission Bay & Preserve HOA Manager		
Karen Swan, Mission Bay & Preserve Staff Accountant		

Dennis Duty, Board of Directors President, opened the meeting and thanked everyone for attending. He welcomed new Mission Bay and Mission Bay Preserve owners. New owners introduced themselves to the group.

Dennis shared that the goal of this meeting is to present the proposed budget for the upcoming 2020 year.

The meeting opened at 9:05 am; it was noted that there was a quorum of home-owners present. Call of roll was made via sign-up sheets provided for all homeowners attending. Proof of due notice was provided and posted on November 23rd and posted, as per the by-laws.

A motion was made by Rhea Ashmore to approve the minutes from the June 8th, 2019 Community Center general meeting and seconded by Russ Pilcher; all were in favor and the minutes were approved as written for June 8th 2019 Community Center annual meeting.

Mission Bay 2020 Budget Planning Committees

Dennis introduced Mission Bay and Preserve community home and lot owners that participate on the community Finance, Steering Committees and the Board of Directors. They are responsible for the planning of the 2020 budget. He noted that the December annual meeting is the formal meeting for the presentation of the budgets/financials for the following 2020 Year and that a lot of time and energy was put into the development of the budgets through the individuals on the named committees.

He shared that committees are always interested in new participation from community residents and that they are a great way to get involved in the community and understand how budgets are developed. Interested individuals may contact the HOA office or the committee members directly if interested in participating. He gave special thanks to several in the group that have gone above and beyond the call of duty through their participation in special projects, planning and advising.

Steering Committee – Mission Bay

Gary Goodman – Chair 2019-2020
Joe Kennedy – rep. from Preserve
Meg Fair – rep. from Preserve
Cynthia Hoelscher – Finance Chairman
Ralph Brownell
Roger Norgaard
Gary Goodman
Allen Bone
David Coffman

Steering Committee – Preserve

Meg Fair - Chairman
Joe Kennedy
Cindy Dunshee
Dave Rittenhouse
Lynn McNamer

Board of Directors – Mission Bay

Dennis Duty
Bob Martin
Ralph Brownell

Board of Directors – Preserve

Dennis Duty
Meg Fair
Ray Beck

Finance Committee – Mission Bay

Cynthia Hoelscher – Chairman
Ralph Brownell
Roger Norgaard
Gary Goodman
Allen Bone
David Coffman

Finance Committee – Preserve

Meg Fair
Dave Rittenhouse
Joe Kennedy
Jamie Seguino
Lynn McNamer

Community Center Financial Report

Bob Martin, Mission Bay Board of Directors, presented the proposed 2020 Mission Bay Community Center Budget. He shared how the yearly budgets are developed: The Finance committee puts together the initial budget and sends it to the Steering Committee, whom in turn sends the budget to the Boards of Directors for final approval. The final 2020 budgets will be signed by the Boards of Directors after the meetings today.

The current Community Center mortgage is \$468,826. This includes funds added from Glacier Bank in July of 2019 for the court renovation project. Glacier Bank has funded this mortgage and loan at a 10-year fixed rate of 5.04%. The mortgage has approximately 9.5 years left: the loan matures on July 5, 2020. The payoff time may be closer to 7 years, due to additional funds paying off principal amounts each month of approximately \$400-\$500.

The 2020 Budget includes an allowance for past due accounts of \$ 5,018 for all lots owned by Sowards (total of 8: Mission Bay – 6 lots, Mission Bay Preserve – 2 lot) and 4 privately owned lots.

Actual past due balances for the Community Center as of 12/13/2019:

Soward Lots

Mission Bay Lots \$25,537
Mission Bay Preserve Lots \$4,249

Private Lots

Mission Bay lots (3) \$ 23,335
Mission Bay Preserve (1) \$ 912

Soward lots pay at a rate of 25% of total dues as compared to a regular lot. All Soward past due balances are brought current and paid at the time a lot is sold.

All private lots that are behind more than two quarters have liens filed against them.

Bob included budget updates on Community Center operations and reserve fund projects for 2020.

Planned Expenditures from 2020 Community Center Reserve fund

▪ Repair Exterior Stone masonry	\$ 10,000
▪ Pool Lounge Chairs (4)	\$ 2,000
▪ Replace Summer/Winter Pool Cover	\$ 8,000
▪ Parking Lot Crack Repair	\$ 1,000
▪ Pool Drain and Clean	\$ 4,000
▪ <u>Office Furniture, equipment (phone system)</u>	<u>\$ 2,500</u>
ESTIMATED TOTAL 2020	\$ 27,500

Reserve Fund Expenditures for 2020/ Only if Necessary

- Precor Elliptical Trainer \$ 7,500

▪ Recumbent Bike	\$ 4,200
▪ Fluid Rowing Machine	\$ 2,100
▪ Hot Water Heaters (2)	\$ 1,800
▪ Refrigerator	\$ 1,000
▪ Stove/Oven	\$ 1,000
▪ Dishwasher	\$ 1,000
▪ Paint Interior Clubhouse	\$ 7,500
▪ Exercise Room Carpet	\$ 5,000
▪ Wooden Fence, Gate	\$ 3,500
▪ <u>Pool Deck & CC front surfaces</u>	<u>\$ 60,000</u>
EST. TOTAL/ IF NECESSARY, PROJECTS	\$ 94,600
TOTAL - ALL PROJECTS	\$122,100

Surface repair is being considered on decks surrounding the pool, and Community Center front walkway surfaces because of seasonal heaving, cracking– the current concrete sections are not pinned together, causing the surfaces to lift at different rates depending on the season.

The reserve list covers expenses basically that incur more than \$500 in expense. The Community Center reserve balance is projected to be \$166,464 as of December 31, 2019. The projected balance on December 31, 2020 is expected at \$82,328. This balance includes \$ 94,600 of only-if-necessary projects.

Social Committee Report

Laurie Schmitt, Social Committee co-chairman, presented the Social Committee report.

The nine-member committee is comprised of the following homeowners: Doug and Laurie Schmitt, Allen and Linda Bone, Mark Gelernter and Ginny DuBrucq (co-chairman), Janice Donovan, and Dale and Linda Stoverud. Laurie shared that there have been five Social Committee events since the time of the June annual meeting. These include:

1. **4th of July Celebration** with a reading done by Mark Gelernter at the the Bell Ringing, the Parade, followed by the 4th of July Community Brunch. The delicious food on the brunch buffet was provided by Mission Bay and Preserve community property owners.
2. **Music by the Pool** – was held the 4th Friday of August, with David Caselli's Highway 93 Band playing. 85 community residents attended this event.
3. The **Football Rumble** was a new event this fall – 36 community members attended, with brats and burgers as the main fare.
4. **Holiday Decoration Party** -The Social Committee met this past Sunday to decorate the clubhouse. This was followed by dinner to all who participated in the decoration.
5. The **Holiday Christmas luncheon** was held this past week at the Mission Bay Clubhouse and 44 people attended. Janice Donovan, Social Committee member, headed up this event; the event was catered by Thomas Cuisine. Laurie thanked her for her assistance with the organization and planning that goes into this event each year.

Laurie shared that all upcoming events and details are posted on the Mission Bay Hoa website, and that there would be a new listing of this 2020 upcoming events prior to the end of January 2020, posted on-line. She also shared that if the committee has extra money contributed from these events, the committee chooses to contribute to the Mission Bay Community Center through purchasing items such as summer canopies, a new Christmas tree, patio tables (bought extra matching chairs for these), and a new Barbeque Grill.

TENNIS COURT RENOVATION PROJECT

Bob Martin gave an update on the tennis court/pickleball renovation project currently underway. He first gave a refresher on the project – this information was presented at the Summer 2019 annual meeting:

USAGE

- Mission Bay current clay courts are underutilized; a very low percentage of Mission Bay owners take advantage of court use. In 2018, only 4-5 groups played on a regular basis – 50% of these individuals played as guests.

MAINTENANCE

- Current clay courts are expensive to maintain on a yearly basis. From 2008-2018 tennis courts incurred an average annual cost of \$5,902.
- Pickleball is in high demand and taking over from Tennis as the sport to play, especially for mature players.
- A special coated surface suitable for both tennis and pickleball courts would be more cost effective to maintain

Bob gave a special thanks to Ralph Brownell and Dave Rittenhouse, both of whom studied options and researched contractors and financing in order to arrive at the best scope for the project. He also thanked the many participants that have contributed input over the past few years to the development of the project as it is today.

Renovation options originally discussed were to do nothing- keep the two clay courts intact, or to re-design and re-surface the courts to include one tennis and two Pickleball Courts.

The input from the community, obtained by ballot this summer, showed that approximately 75 percent of the respondents favored the renovation plans; as a result, the Boards chose to move forward with the choice of re-designing and re-surfacing courts to include one tennis and two Pickleball Courts.

Three **funding options** were considered for the project, including:

- direct assessment of HOA members
- adding project cost to our current mortgage financing
- obtaining an additional loan specific to the court project.

By choosing to add the project cost to current mortgage financing, financing chosen did not impact HOA dues, or require any special homeowner assessment. The note for the project was signed at the end of June; excavation commenced this fall.

Excavation is completed and the concrete has been placed. The access gates to the pool area were re-worked and an additional gate from the court area to the sidewalk adjacent was added for equipment access. Bob stated that he was happy with the quality of the work done on the concrete slabs. It is estimated that there will be some savings over the original contractor's quote for the project due to a better material base discovered when excavation was done (did not need to add as much gravel as estimated), as well as hauling much less material than anticipated. Detailed billing from the contractor to come shortly will show savings to date on the original estimate.

The **court surfacing, lines, posts and nets will be installed this coming spring** prior to Memorial Day weekend.

Any unused funds for the project will be returned to Glacier Bank.

Estimated Costs for the Court Renovation Project:

Access, excavation, gravel base	\$ 15,450
Concrete	\$ 64,500
Painting Courts	\$ 12,500
Gates & Fencing	\$ 2,500
Posts & Nets	\$ 1,000
Contingency	<u>\$ 14,050</u>
TOTAL PROJECT COST	\$110,000

HOA General Updates:

Melanie Brooks gave a report on operations and activities at the Community Center. She said the Mission Bay HOA website is a good place to access information on all operations of the Community Center. www.missionbayhoa.com.

Melanie shared a new topic for discussion that impacts both Mission Bay and Mission Bay Preserve residents. There has been concern regarding the maintenance and care of the strip of land directly adjacent to the Village trail that connects with Highway 35 and the area to the east that has plant beds and the large sign for Mission Bay. This is a topic that has been addressed at steering committee meetings with no resolution.

Concerns:

- This area has masses of noxious weeds and heavy undergrowth.
- We require lot owners and the HOA to spray for weeds on all lots and common areas, but this area is allowed to grow weeds without the same requirement for maintenance.
- Seeds from the noxious weeds spread to currently maintained areas.
- Cleaning this area out will be detrimental to wildlife habitat
- The cost of maintenance of this area is not necessary – leave as is

After discussion of many options it was agreed to study further prior to proceeding. Sue McCormick has ideas for sourcing some expert help/advice, as noxious weed eradication and habitat protection are continuing problems throughout Montana. She suggested that Mission Bay could become a model for this type of area. Dirk De Coninck suggested we could consider this area for a vegetable garden. Dennis Duty will approach Sowards to confirm whether they would be agreeable to participating in any planned program for this area, as they own the area to the west of the Village trail, and it is in the same condition.

Janice Agrella shared a thank you for the addition of more snow stakes on Hawk Drive!

ADJOURNMENT

Jane Irwin made a motion and Bruce Agrella seconded, to adjourn the meeting. All present were in favor.

The meeting was adjourned at 10:20 am.