

Mission Bay Homeowners Association
Mission Bay Preserve Homeowners Association
Community Center Annual Summer Meeting
Mission Bay and Mission Bay Preserve
June 12th, 2021
/Meeting Minutes

The meeting was called to order at 9:00 a.m.

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

Dennis Duty, President, Board of Directors	Melanie Brooks, Mission Bay & Preserve HOA Manager	Ron Simon
Meg Fair, Mission Bay Preserve Board of Directors, Steering Committee, Representative to Mission Bay	Karen Swan, Mission Bay & Preserve Staff Accountant	Mike Shoquist, CCR Committee
Ralph Brownell, Mission Bay Board of Directors, Steering Committee	Judiee Goodman, Mission Bay Design Review Committee	Barbara & Jim Reisteter
Gary Goodman, Mission Bay Board of Directors, Steering Committee	David Coffman, CCR Committee, Steering Committee MB	Lance Boen
Mark Gelernter, Preserve Board of Directors, Design Review Committee	Ginny DuBrucq, Mission Bay Social Committee Co-Chairman	Rick Dunshee
Ray Beck, Mission Bay Preserve Board of Directors	William Lane	Robert Gorder, Mission Bay Preserve Design Review Committee
Allen Bone, Mission Bay Steering Committee Chairman	Tim Delaney	David Koerner
David Coffman, Mission Bay Steering Committee, CCR Committee Chairman	Rod Fair	John Roundhill
Allen Bone, Mission Bay Steering Committee, Finance Committee, Social Committee	Suz Rittenhouse	Gary & Pam DeNevi
Dave Rittenhouse, Mission Bay Preserve Steering, Finance Committees	Doug Schmitt	Wes & Diane Hanken
Deborah Chapman	Monty Schmidt	Maria Heins
Joyce Rogers	Mary Martin, Social Committee Co-Chairman	Mary Lou Shoquist
Dirk DeConinck	Don Davis	John Wantoluk

Steve Tassaro	Roger Bergeson	Terry & Gaye Gauthier
Rick LaPiana	Sandie Hammer	Nancy Luiso
Ann Aldrich	Linda Bone	Ila Mikkelsen
Randle White	Steve Eschenbacher	Paul Zeeck
Cherie Stenmoe	Roger Norgaard	Claudette Beckendorf
Steve Coleman	Dan Cook	Mike & Joyce Heppner
Rhea Ashmore, MB Design Review Committee	Bruce Bowman	Andy Fors
Ron Maki	Peter Greenman	Don Dubay
Jenny Kirschling	Christine Curtis, Carl Black	Joan Grimes

Dennis Duty, Board of Directors President, opened the meeting and thanked everyone for attending. He gave a special welcome to new Mission Bay and Mission Bay Preserve owners. He shared the goal of the summer annual meeting is to give an update on projects and events in the works for 2021.

The meeting opened at 9:00 am. Call of roll and attendance were recorded via sign-up sheets at the entrance. Proof of due notice was provided and posted on May 19th, as per the HOA by-laws.

A motion was made by Tim Delaney to approve the minutes from the December 12th 2020 Community Center general meeting and seconded by Rick LaPiana. All were in favor and the minutes were approved as written for the December 12th Community Center annual meeting.

He shared that there had been a meeting on Thursday evening for all community residents to learn about the purchase of 20 acres at the front of the community by Immanuel Lutheran Communities. There will be more informative sessions to follow.

Melanie Brooks, Homeowners Association Manager, shared the agenda for the meeting.

She introduced Mission Bay and Preserve Boards of Directors, Steering Committees, and HOA staff.

She shared that committees in both communities are always interested in new participation from community residents. Homeowners interested in serving may contact the HOA office or current committee members directly. She gave special thanks to committee members that have gone above and beyond the call of duty through their participation in special projects, planning and advising.

Board of Directors – Mission Bay

Dennis Duty - President
Ralph Brownell
Gary Goodman

Board of Directors – Preserve

Meg Fair - President
Mark Gelernter
Ray Beck

Steering Committee – Mission Bay

Gary Goodman – President 2020/2021
Meg Fair – rep. from Preserve
Dave Rittenhouse– rep. from Preserve
Cynthia Hoelscher – Finance Chairman
Ralph Brownell
Roger Norgaard
Allen Bone
David Coffman

Steering Committee – Preserve

Meg Fair - President
Dave Rittenhouse
Cindy Dunshee – retiring member
Jamie Seguino
Lynn McNamer
Rod McRae
Sue McCormick

Mission Bay & Preserve HOA Administration

Melanie Brooks – Mission Bay & Preserve HOA General Manager

melanie@missionbayhome.com 406-883-5139

Karen Swan – Mission Bay & Preserve Accountant

karen@missionbayhome.com

COMMUNITY CENTER MID-YEAR FINANCIAL REPORT

Ralph Brownell, Mission Bay Board of Directors, gave a financial report to the homeowners. He shared that Mission Bay had applied for and received a \$16,700 paycheck protection program loan from COVID-19 funds which was a direct incentive for small business payroll. The HOA applied for forgiveness of this loan and received the documents for forgiveness of the full \$16,700 in May of 2021. He then walked the members through the breakout of dues as is shown on dues statements each quarter.

Total Dues Breakout 2021

General Dues Community Center	\$66
Reserve Dues Community Center	<u>\$10</u>
Subtotal	\$76

Mission Bay or Preserve Master Association Dues

Mission Bay or Preserve Master Association Maintenance Reserve

Mission Bay or Preserve Master Association Roads Reserve

Mission Bay or Preserve Master Association Snow Reserve

Planned Expenditures from 2021

Community Center Reserve fund

- Pool Fence and Gate Repair \$ 3,500
- Log Post Refinishing (entry, patio) \$ 2,500
- Pool Patio Tables (match current) \$ 1,000
- Replace Pool Winter Cover \$ 5,000
- Parking Lot Crack Repair/Seal Coat \$ 5,000
- Office Furniture, equipment (phone system) \$ 2,500

ESTIMATED TOTAL 2021 \$ 19,500

Reserve Fund Expenditures for 2021/ Only if Necessary

- Hot Water Heaters (2) \$ 1,800
- Refrigerator, Oven, Dishwasher \$ 3,000
- Replace Fence Posts & Rope \$ 1,240
- Repair Central Vacuum System \$ 700

EST. TOTAL/ IF NECESSARY, PROJECTS \$ 6,740

TOTAL - ALL PROJECTS \$ 26,240

RESERVE FUND Balances

- \$195,036 Reserve balance as of June 7, 2021
- \$202,369 projected Reserve balance as of December 31, 2021

BALANCE INCLUDES: \$ 6,740 of only-if-necessary Reserve projects

HOA GENERAL UPDATES

Contact List Updates – Melanie requested that owners with any changes to their contact information please add these to sign in sheets at the entrance.

Community Center Activity & Event Reservations – Melanie shared that the Community Center is now open for all activities. It had been closed for the past year due to COVID concerns and gradually been reopened. She gave a special thank you to the steering committee and Boards of Directors for watching out for the health and safety of community members by monitoring this opening over the last year.

As of this annual meeting the Center is open to all member sponsored events and groups of up to 20 persons. It is up to each group to monitor activity as regards health and safety. She shared that interested members should contact the HOA office to sign up to host an individual event, reserve the time for the event, and the date. Also contact the HOA to find out more about participation in week weekly groups such as bridge mahjong and pole poker.

Residents sponsoring an event must attend the event and the events must be over by 10:00 PM. There is a \$50 nonrefundable room rental fee. The pool spa and courts are not available for event rental and are always open to all residents. Blank we do have a new flagpole and flag that are being installed as well as a new light due to heavy use and storm damage of the prior pole.

Pool, Spa and Tennis Courts - Melanie reported that the courts are open from 8:00 AM to dusk, and at this point the streetside access is locked at night. Court use is open to invited guests and it is great to see such an interest in using these new courts. The pool and spa are open from 8:00 AM till dusk also. Adult Swim hours as a test have changed from 8 – 10 am, to 6:00 to 8:00 PM weekdays. There was significant concern and discussion among members present as to this revised schedule.

The original Adult Swim time was 8:00 AM which included a water aerobics class but beside it as being too cold period families with children and grandchildren were concerned that this is the time they regularly utilized the pool. Several members shared feedback with a resulting motion to return to the original adult swim hours of 8-10 am. Rhea Ashmore made the official motion to return to the 8-10 am adult swim hours seven days a week, and Rick LaPiana seconded the motion. All but 5 members present were in favor and the Adult Swim hours will return to the prior schedule of 8-10 am daily.

Updates - Security cameras were added in 2020 to allow for monitoring of the court and pool areas. Community Center individually coded key cards were also added several years ago to allow for monitoring the use of the building and facilities.

Insurance – Melanie shared that due to rising costs of building materials and resulting replacement value for the Community Center has risen significantly, the CC insurance will be adjusted according to reflect new per square foot building costs and replacement value.

She reminded everyone to check the website for most current yearly HOA meeting information and Mission Bay & Preserve Financials: www.missionbayhoa.com. This presentation (will be posted next week)

- The Password for Mission Bay HOA website is “mbhoa”

Social Committee Report - Ginny DuBrucq, Social Committee Co-Chairman, introduced the Social Committee and gave updates on upcoming events. Committee members include:

Ginny DuBrucq & Mary Martin, Co-Chairs
Allen & Linda Bone, Janice Donovan,
Mark Gelernter & Ginny DuBrucq, Dale & Linda Stoverud

She shared that Spring and Summer events are canceled for 2021 due to continuing health and safety concerns surrounding Covid-19 in Lake County. The camaraderie surrounding the 4th of July parade, bell-ringing and brunch will be missed. The committee will determine whether there will be a Fall event in mid to late October. And at this time, they are anticipating there will be a Music at the Pool 7:00 – 10:00 pm Friday, August 27th, and a Christmas luncheon catered at the Community Center with Holiday decorating the first Sunday in December at the Community Center. She reminded homeowners that the Social Committee operates on their own funds when sponsoring an event. They have asked for a minimal contribution of \$5-\$10 per person for most events. So, for example, the committee sponsors the band for Music at the Pool and the \$800 cost for the music from event sign-up funds and their own prior committee earnings.

Mission Bay Garage Sale – After having this event postponed due to Covid-19 in 2020, the Community Wide Annual Garage Sale returns this year on Saturday, June 26th, from 8:00 am to 2:00 pm. It was noted that this is not a sponsored Social Committee event, but a great way to get to know neighbors. There will be a Friday night pre-event for all participants. Contact Linda & Allen Bone or Sue Prahl for more information. Details will be posted at the clubhouse and on the website as they are received.

New Business

Mike Heppner asked about the care and maintenance of undeveloped lots throughout the Community. This will be addressed at the Master Association meeting.

Melanie shared a note of thanks to the many Mission Bay and Preserve residents involved in Mission Bay and Preserve committees and projects, and that serve as consultants to many of our major projects.

She encouraged any community members interested in participating on any standing committees to stop by the HOA office for more information and to be put in contact with current committee participants, to find out more about committee activities.

Additional Community Questions:

No other business was brought forth on the agenda.

ADJOURNMENT

The meeting was adjourned at 9:44 am.