

**Mission Bay Homeowners Association**  
**Mission Bay Preserve Homeowners Association**  
**Community Center General Meeting**  
**For Mission Bay and Mission Bay Preserve**  
**June 8, 2019**  
**Meeting Minutes**

The meeting was called to order at 9:09 a.m.

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

Bob Martin, Mission Bay Board of Directors	Pete Ridgeway	Rod Fair, Preserve Design Review Committee
Rick LaPiana, Mission Bay Board of Directors	Russ & Barbara Pilcher	Laurie Schmitt, Mission Bay Social Committee Co-Chairman
Meg Fair, Mission Bay Preserve Board of Directors, Steering Committee	Vicky Pfeiffer	Sue McCormick
Ralph Brownell, Mission Bay Steering Committee Chairman, Finance Committee	Dave Koerner	Don & Irene DeBorde
Cynthia Hoelscher, Mission Bay Steering Committee, Finance Committee Chairman	George Ross	Wayne Finney, Design Review Committee Chairman
Joe Kennedy, Preserve Steering Committee and Representative to Mission Bay Steering Committee	Judi Goodman	Sharon Finney
Ray Beck, Mission Bay Preserve Board of Directors	Claudette Beckendorf	Carey Smith
Gary Goodman, Mission Bay Steering Committee, Finance Committee	Dick Winn	Chuck Jarecki
Roger Norgaard, Mission Bay Steering Committee, Finance Committee	Robert Gorder	Jeff & Christine Dorton
Cindy Dunshee, Mission Bay Preserve Board of Directors	Nancy Hackethorn	Bob Woody
Jamie Seguino, Mission Bay Preserve Finance Committee	Mike Shoquist, CCR Committee	Jock Schwank
David Coffman, Mission Bay Steering Committee, CCR Committee Chairman	Roger Sampson	Glen Kozeluh
Allen Bone, Mission Bay Steering Committee, Finance Committee	William & Linda Lane	Steve & Jo Coleman
Melanie Brooks, Mission Bay & Preserve HOA Manager	Don Carberry	Sonja Manley
Karen Swan, Mission Bay & Preserve Staff Accountant	Jeff Ortwein	Rick Dunshee
Connie Muller	Jane Irwin	Kathy Beckley

Kelly Meier	Rod & Gwen McRae	Pat Luetzen
Gary DeNevi, Mission Bay Design Review Committee	Pam DeNevi	Ginny Dubuque
Jerry & Sandie Hammer	Lynda Burns	Shandice Kerr, Mission Bay Design Review Committee
Leonard Prescott	Bonnie Triepke	Ginny DuBrucq, Mission Bay Social Committee Co-Chairman
Joan Samsel	Dirk DeConinck	Janice Donovan, Mission Bay Social Committee
Mark Gelernter	Herb Kimball	Connie Brownell
Carol Woody	Jim Sohm, Mission Bay Preserve Design Review	Terry & Gaye Gauthier

Melanie Brooks, Homeowner Association Manager, opened the meeting and thanked everyone for attending. She shared a special welcome to new Mission Bay and Mission Bay Preserve owners and introduced the HOA Accountant, Karen Swan. New owners introduced themselves to the group.

She shared that the goal of this meeting is to give homeowners an update on 2019 happenings, operations and progress on Community Reserve approved projects. The Winter meeting is the annual financial meeting to share the proposed budget for the upcoming year.

The meeting opened at 9:09 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 May 25<sup>th</sup> and posted, as per the by-laws. She requested that any homeowners with changes of address or communication method please note this on the sign-in sheet.

A motion was made by Nancy Hackethorn to approve the minutes from the December 8, 2018 Community Center general meeting and seconded by Jock Schwank; all were in favor and the minutes were approved as written.

### **Mission Bay 2019 Budget Planning Committees**

Melanie 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 2019 budget. She noted that the December annual meeting will be the formal meeting for the presentation of the budgets/financials for the following 2020 Year. She shared that the committees are always interested in new participation from community residents and that they should contact the HOA office or the committee members directly if interested in participating. She also gave a special thank you to all serving on these planning committees for their commitment and for their contribution of time and expertise to Mission Bay Communities in these volunteer capacities. She 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. She noted that the summer meeting provides community members updates on operations and reserve fund projects for the current year.

The Finance committee puts together initial budgets and sends to the Steering Committee, whom in turn sends the budget to the Boards of Directors for final approval.

Steering Committee – Mission Bay

Ralph Brownell – Chair 2018-2019  
Jpe Kennedy – rep from Preserve  
Cynthia Hoelscher – Finance Chairman  
Roger Norgaard  
Gary Goodman  
Allen Bone  
David Coffman

Steering Committee – Preserve

Meg Fair - Chairman  
Joe Kennedy  
Cindy Dunshee  
Dave Rittenhouse - Finance  
George Mahoney - Finance

Board of Directors – Mission Bay

Dennis Duty  
Bob Martin  
Rick LaPiana

Board of Directors – Preserve

Dennis Duty  
Meg Fair  
Ray Beck

**Community Center Reserve Financial Report**

Cynthia Hoelscher, Mission Bay Finance Committee chairman, shared updates on Community Center operations and reserve fund projects for 2019. The reserve list covers expenses basically that incur more than \$500 in expense. The Community Center reserve balance is currently \$146,168 as of June 8, 2019. The projected balance on December 31, 2019 is expected at \$142,865. This balance does not include \$32,100 of only-if-necessary projects.

Progress on the projects planned and approved for 2019:

**Planned Expenditures from 2019 Community Center Reserve fund**

(Complete)

▪ Replace Summer Pool Cover	\$ 6,000	Done Actual cost \$ 6,000
▪ Pool Lounge Chairs (4)	\$ 2,000	Done Actual cost \$ 1,700

(Pending)

▪ Replace Winter Pool Cover	\$ 8,000
▪ Exterior Boulder Repair	<u>\$10,000</u>

ESTIMATED TOTAL 2019	\$24,000
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(Projects only if replacement necessary)

▪ Precor Elliptical Trainer	\$ 5,900
▪ Fluid Rowing Machine	\$ 2,100
▪ Elliptical Cross-Trainer	\$ 7,500
▪ Hot Water Heaters (2)	\$ 1,800
▪ Refrigerator	\$ 1,000
▪ Stove/Oven	\$ 1,000
▪ Hot Water Heater (2)	\$ 3,000
▪ Exercise Room Carpet	\$ 5,000
▪ Parking Lot Crack Repair	<u>\$ 1,000</u>

ESTIMATED TOTAL IF NECESSARY 2019	\$32,100
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There was a question regarding the cost of the lounge chairs purchased; Meg Fair said that the committee felt it was important to have consistent design and look from year to year, as well as a strong, commercial grade, good-looking product. Find Mission Bay Association financial information on the website at [www.missionbayhoa.com](http://www.missionbayhoa.com).

### **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](http://www.missionbayhoa.com). There is a contact list posted on line with all homeowners agreeing to have their contact information posted. She noted that there is a contact list at the entrance today to update any changes corrections or additions to contact information- homeowners should stop after the meeting today to supply this information if interested. There are also Welcome Books at the entrance that provide policies, rules, regulations for the Community Center.

There is a form to fill out to allow email communication to individual homeowners regarding dues, quarterly statements that needs to be filled out to allow HOA to use this service to notify homeowners. She noted that communications are far easier via email, ensuring each homeowner gets more complete communication from the HOA.

She reminded everyone that the Great Room at the Community Center is available to home and lot owners for a daily fee of \$50 per event, and is a wonderful place to host a party. Forms are available to sign up for individual community center events as well as recurring activities. Pick these up today or see Melanie in the HOA office for future activity needs.

Hours for summer activities are: Pool, Spa and Beaches are open from 8:00 am until dusk. The workout room is open at 5:00 am and closes at 10 pm. The pool and spa are open for the season – pool water is set at 84 degrees and the spa is at 104 degrees. There is a new exercise (incline) bench in the exercise room. She asked for feedback from those that use the exercise room as to the layout. The great room also provides a first aid kit and defibrillator in a marked cabinet -in the event these are necessary.

### **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 the Christmas Luncheon had Thomas Cuisine cater at the Clubhouse, with 52 members attending and a festive Holiday atmosphere. She thanked Janice Donovan for her assistance in organizing and planning this event. 4 teams (chefs) participated in the new Winter Pasta Feast with the rest of participants sampling the competing sauces. The welcome back snowbirds activity continues to be the Cinco de Mayo event 62 residents attending this event. were both very successful. She gave a special note of thanks for community members that stay to clean up after each event. The 4<sup>th</sup> of July Parade (vehicles of all kinds), bell ringing, and Brunch will be the next community event sponsored by the social committee – she said to sign up early as there will be a 100person cut-off for attendance.

Other upcoming events include the Pool Party with music by David Caselli, the third Friday in August from 7-10, a fall event to be determined, and the Christmas luncheon in December. This event will be held at the Community Center for the first time this year, and will be catered.

The Community wide annual garage sale for Mission Bay is not sponsored by the Social Committee. Linda Bone is working with that event and shared that the Community Wide garage sale will be held the last Saturday in June.

Melanie reported that there has been significant buzz in the Community over the past few months regarding pickleball and tennis court update options at Mission Bay. An opinion page and informational packet was received by all community members last week that gives all the opportunity to voice their opinion on this potential project. Opinion pages will be taken into account when decisions are made as to the final scope and approval to move forward on the project.

### TENNIS COURT RENOVATION PROJECT

Melanie introduced Bob Martin, Mission Bay Board of Directors, that will present the Tennis Court proposed renovation project.

For the last three to four years there has been expressed interest throughout the community in playing pickleball in Mission Bay. Over the past 4-5 months the scope of what it is the community would like to do, plus financing options has been discussed, He said this is a moving train overall project considerations.

#### 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
- Financing may be available that would not impact HOA dues, or require special assessment

#### PICKLEBALL TRIALS

- In 2018, several attempts were made to play pickleball on current Mission Bay clay tennis courts, with unsatisfactory results.

#### RISE OF PICKLEBALL INTEREST

Pickleball is an up and coming sport across the US. As interest in Tennis play declines, Pickleball play is on the rise. More and more seniors and others are playing. The Polson area has high demand and pressure for more courts. Mission Bay residents have voiced interest in community pickleball court access.

Last fall the joint Boards of Directors approved a sub-committee including Ralph Brownell, David Rittenhouse to investigate the possibilities, financing and scope of a potential tennis court renovation project. Joe Kennedy also assisted with engineering, Mark Gelernter with court design and Rick Dunshee with solving the issues of final court layout. Bob shared that the Boards do have the authority to proceed with the project but they wanted to get the overall feeling of the community prior to proceeding with the project. The Board will feel comfortable if the feeling from the community as a whole approves the project.

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

including direct assessment of HOA members, adding project cost to our current mortgage financing, and to obtain an additional loan specific to the court project.

ADJOURNMENT

Bob Martin made a motion and Rick LaPiana seconded, to adjourn the meeting. All present were in favor.

The meeting was adjourned at 10:10 am.