

MEETING MINUTES

Community Center & Mission Bay Master Association

April 13th, 2020 9:05 am | Teleconference Meeting called to order by Gary Goodman, MB Steering Committee Chairman

In Attendance

Steering Committee: Gary Goodman, David Coffman

Preserve Representatives: Meg Fair (and Preserve Board), Joe Kennedy

Boards of Directors: Bob Martin, Dennis Duty, Ralph Brownell, Mark Gelernter

Staff: Melanie Brooks, Karen Swan

Absent: Allen Bone, Roger Norgaard, Cynthia Hoelscher

Approval of Minutes

Ralph Brownell made a motion to approve the March 16th, 2020 minutes, and David Coffman seconded the motion. All were in favor and the March 16th minutes were approved as submitted.

April 13th, 2020 Meeting

The meeting was called to order by Mission Bay Steering Committee Chairman Gary Goodman. The agenda was changed to include discussion of Mission Bay policy and procedures regarding the coronavirus pandemic.

This was an open meeting.

Developer's Report

No developer's report was presented. The real estate office is currently open by appointment only.

Manager's Report – Community Center

Community Center Camera System - Melanie shared further information the committee requested at the March meeting regarding the Interstate Alarm Company bid; adding a stationary camera at the front of the Community center and one focused on the new tennis/pickleball courts. Also, information regarding camera system service agreement and warranty. The initial quote is \$2,750. The cost would be allocated from both reserves and operating budget. Based on this information and comparing options, Meg Fair made a motion to approve the addition of the Interstate Alarm Company bid and Joe Kennedy seconded the motion. All were in favor and the motion passed.

Tennis/Pickleball Courts - Melanie presented the approved color combination for the new tennis court and pickleball courts – there will be a dark green border with the tennis court dark blue and the pickleball court the same dark blue with the exception of the "kitchen" area which will be a coordinating lighter blue. The potential color combinations were presented initially to several pickleball players in the community as well as the Design Review teams for both Mission Bay and the Preserve, and ultimately to the Boards of Directors to break the tie. Some bench options for consideration, to place at the sides of each of the new tennis/pickleball courts. The consensus from the group was to proceed with three of these, one for each court. The schedule for surfacing is weather dependent and is anticipated to be completed by Memorial Day weekend.

Discussion with Boards of Directors

Members of both **Mission Bay and Mission Bay Preserve Boards** were present to discuss the ongoing concerns with COVID-19 within the community and action regarding the continued closure and schedule for re-opening the Community Center.

David Coffman recommended that the earliest re-opening be tied to the upcoming Governor's directives regarding phased re-opening. The Boards of Directors were requested to vote regarding re-opening. Meg Fair made a motion to wait to re-open until this Montana Governor directive is in place, and Mark Gelernter seconded the motion. Bob suggested we should not shut the door on reserving the right for the Mission Bay Community to make its own decision regarding reopening with the earliest possible opening coinciding with the Governor's directive. Meg amended the motion to include this option and Mark seconded the motion. All were in favor and the motion was carried.

Standing Committee Updates – Community Center

There were no standing committee updates presented.

Old Business – Community Center

There was no old business presented.

New Business – Community Center

There was no new business presented.

Manager's Report – Mission Bay Master Association

Melanie Brooks shared that landscape and spring projects were currently underway. The new street lights on Montana Landing were installed – 4 of 5 are complete with one that came in damaged on reorder. This will be installed as soon as it arrives. Street sweeping and gutter cleaning are planned to get underway also, and the removal of the snow stakes along Hawk Drive.

Standing Committee Reports – Mission Bay Master Association

CCR Committee – David Coffman shared information regarding the approval of a trailer (RV) potentially needing to be parked in a driveway on Gallatin for the purpose of health/safety of one of the residents. This may or may not be necessary. The Board has verbally approved this with the owner as a special case. David proposed that there be a written document of approval with the explanation of the approval and the appropriate CCR variance fee, so that protocol would be followed. There would then be a record of approval and why, to the public. The CCR's provide for this permitting process, with a fee attached. This fee may or may not be waived. Bob suggested in this case the fee be waived.

Design Review Committee – The owner of Lot 40 has submitted initial plans to the Design Review Committee for approval and are pending the second review.

The committee is in the process of discussing compliance of the deck on a new home build underway at Lot 10, along Hawk Drive. They will advise with the Mission Bay Board of Directors.

Old Business – Mission Bay Master Association

There was no old business presented.

New Business – Mission Bay Master Association

There was no new business was presented.

Adjourn

Gary Goodman made a motion to adjourn the meeting and David Coffman seconded the motion and the meeting was adjourned. The next Steering Committee meeting will be held on Monday, May 11th, 2020 at 9:00 am. This will be an open meeting.

Steps for Follow-Up

Melanie

1. Send newsletter, and post the new Clubhouse closure information.
2. Stay abreast of developments as they happen regarding Governors directives for re-opening the state.
3. Follow-up with Security company to install approved cameras.
4. Follow-up with Clearwater Electric on delivery and installation of final lighting on Montana Landing
5. Confirm bench choice for completion of tennis/pickleball court project.