

# unofficial/MEETING MINUTES

## Community Center & Mission Bay Master Association

*April 13th, 2021 9:00 am | Meeting called to order by Gary Goodman- MB Steering Committee Chairman*

### In Attendance

**Steering Committee:** Gary Goodman, Cynthia Hoelscher, Allen Bone, Roger Norgaard, David Coffman

**Preserve Representatives:** Meg Fair, Dave Rittenhouse

**Board of Directors:** Mark Gelernter- Preserve

**Staff:** Melanie Brooks, Karen Swan

**Residents:** Claudette Beckendorf, Tim Delaney

**Absent:** Ralph Brownell

### April 13<sup>th</sup>, 2021 Meeting

The meeting was called to order by Mission Bay Steering Committee Chairman Gary Goodman. This was an open meeting held at the Mission Bay Community Center.

### Approval of Minutes

There were no changes or additions to the Minutes. Allen Bone made a motion to approve the minutes from the Tuesday, March 9th meeting. Roger Norgaard seconded the motion. All were in favor and the March 9th, 2021 meeting minutes were approved.

### Resident Contributions - Questions or Comments

There were no comments or questions submitted at this time.

### Developer's Report

No developer's report was submitted at this meeting.

### Manager's Report - Community Center

Melanie shared initial progress on new 2021 projects. The tennis/pickleball are open, with access through the community center. After discussion, it was agreed the side access gate will be open during the day starting on Saturday, May 29<sup>th</sup>, as summer staff is brought on board. This gate will be locked each evening at dusk. The pool and spa are scheduled to open on May 29<sup>th</sup> as well.

The new phone system will be installed next week. It will include a 911 phone for the pool/spa/courts area to be installed on the front of the pool house.

The new flag pole is on order and expected to ship by the end of the month. There are a number of days in the year that flags are flown at half-mast, as well as special events as they occur. David Coffman has offered to monitor these to the best of his ability.

Melanie was given a request from several individual residents in the community to consider new adult swim hours at the pool. Currently adult swim hours are from 8-9 am; the request is for later hours so that the pool is not so chilly, and that more residents may take advantage of a later schedule. After discussion, it was agreed that a new trial would start: adult swim hours will be 6:00 – 8:00 pm Monday through Friday. Melanie will get this posted at the pool and on the website.

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## Social Committee Update – Community Center

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**Social Committee** – Allen Bone shared that the committee met to discuss events for 2021. The committee is recommending no Cinco de Mayo or 4<sup>th</sup> of July celebrations for this year (especially concerned about the buffets at these events); they anticipate the first Social Committee event of 2021 will be Music at the Pool later in August. Details will follow.

**Garage Sale** - He also noted that the Mission Bay Annual Garage Sale will be held the last Saturday in June – June 26<sup>th</sup>, but there are no plans for a pizza party the night prior to the sale, as has been done in the past.

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## Old Business – Community Center

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**Community Center Re-Opening** – The group discussed re-opening plans for the Community Center and the proposal was made to open all parts of the center at this time, including the Great Room. This opening would be subject to groups of 20 persons or less, for residents and their invited guests. Cynthia Hoelscher made a motion to approve this opening effective immediately, subject to the parameters above, and David Coffman seconded the motion. All were in favor and the motion passed. All weekly groups for bridge, mah jongg, and poker may also re-open at this time, as long as they adhere to the 20 persons or less requirement.

**Speed Monitoring** - Roger Norgaard brought up concerns about excessive speed as drivers enter the communities on Hawk Drive. He asked about getting the speed-reading device back soon, for the Hawk Drive roadside. David Coffman offered to contact the City and check on this.

**Roads** – The HOA would like to update Roads Studies for both Communities, to determine upcoming needs, analyze whether communities are on track with current, future reserve contributions, based on costs that include new allowance for inflation. There was discussion among the group as to who may be of assistance within the communities as a consultant and to assist in developing project scope and management.

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## New Business – Community Center

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Melanie asked for guidance on protocol for the upcoming annual meetings. It was generally agreed that they would be held at the Community Center, with suggestions to accommodate those that wished to attend virtually. Melanie will check on options for this. It was suggested that the number of guests be limited, or perhaps only one attendee would be allowed per household. As there will be issues to vote on at the Preserve and Mission Bay meetings this time, it would be difficult to limit the number of guests. Communication will be sent to encourage residents to vote by proxy, if they do not wish to attend in person.

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## Mission Bay Master Association

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**Manager's Report** - Melanie reported that work was underway on the beach projects, including the boulder and willow clean-up. It is anticipated this work will be done prior to Memorial Day weekend.

**Liens**- As approved at the March Steering Committee meeting, Melanie reported that legal counsel, Clint Fischer, had been contacted to research HOA recourse and potential foreclosure options on two lots in Mission Bay owned by one individual with a long-standing lien on the two properties.

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## Standing Committee Updates – Master Association

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**CCR Committee** – David Coffman reported that there were currently no issues to report. The amendment to the CCRs has been completed; will be checked for any final edits or corrections, signed, and filed.

**Design Review Committee** – Gary Goodman reported for the committee. The Muller home on Hawk Drive has a required completion date of June 18<sup>th</sup>, 2021, and the Design Review Committee is still in need of a final landscaping plan for this Lot. The CCR violation protocol is in place and able to be used by Design Review as well as the CCR Committee.

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## Old Business – Master Association

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It was brought to the HOA's attention that there is repair necessary to the three-rail fence adjacent to Hawk Drive and Tundra Swan. Melanie will have this repaired.

**Steering Committee Applications** – Melanie noted that there are several individuals that have term expirations on June 30<sup>th</sup>, 2021. She handed out the current application form and noted that this will be announced in the next newsletter, but that if any of the members had ideas of residents that may be interested in serving, they should be contacted. The open positions will be voted on from among the applications received, at the June 12 annual meeting.

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## New Business – Master Association

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**Roads Study Update** – Melanie asked for assistance with a group to review the current Roads Reserve study, to determine whether an appropriate amount of funds continues to be collected each quarter for upcoming projects. Currently, the Master Association is at the goal set several years ago at the time of the initial Roads Study, of \$ 8 per lot to the Roads Reserve. There are several upcoming projects, including major repairs on Montana Landing, Eagle Drive, Marias and Mission Bay Drive that will need to be addressed. She will be meeting with Treasure State and the Crack Seal crew to clean-up loose ends from the 2020 cleanup and map out this year's concerns.

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## Next Meeting

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The next Steering Committee meeting will be held on Tuesday, May 11<sup>th</sup> at 9:00 am. This will be an open meeting.

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## Adjourn

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A Motion was made by David Coffman to adjourn the meeting and seconded by Roger Norgaard. All were in favor and the meeting was adjourned at 10:10 am.

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## Steps for Follow-Up

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Melanie

1. Continue work with legal counsel regarding options for foreclosure on two adjacent lots with on-going lien.
2. Complete flagpole, permanent lighting project.
3. Complete phone system revision.
4. Prepare and open Community Center activities
5. Send newsletter announcing Steering Committee openings.
6. Post new adult swim hours.
7. Look for community members interested in participating in new Roads Study assessment.