

MEETING MINUTES

Community Center & Mission Bay Master Association

August 11th, 2020 9:00 am | Meeting called to order by Gary Goodman, MB Steering Committee Chairman

In Attendance

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

Preserve Representatives: Meg Fair

Staff: Melanie Brooks, Karen Swan

Absent: Dennis Duty, Dave Rittenhouse, Preserve Representative

Approval of Minutes

Allen Bone made a motion to approve the July 14th, 2020 minutes, and Ralph Brownell seconded the motion. All were in favor and the July 14th minutes were approved as submitted.

July 14th, 2020 Meeting

The meeting was called to order by Mission Bay Steering Committee Chairman Gary Goodman.

This was an open meeting at the Mission Bay Community Center.

Developer's Report

No developer's report at this meeting.

Manager's Report – Community Center

Updates – Melanie Brooks reported that a newsletter was sent with information regarding the cancellation of Mission Bay events for the duration of the summer.

UV lightbulbs have been ordered for the Exercise room, and both restrooms, to aid in keeping these areas clean and free of bacteria and viruses. They will be on timers, as it is not recommended that anyone be in contact with the light emitted from these bulbs as they work. They will be set for 1 hour at midnight each day.

Boulders are still on order for repair at the Community Center. Rocky Mountain Pool & Spa is working on the repair of the pool heater.

Legal counsel for Mission Bay, Clint Fischer, has submitted an invoice for work done (CCR amendments) and it is time to pay a new retainer to him. The group agreed that this is a good time to research other legal options prior to paying another \$2500 retainer fee. David Coffman and Ralph Brownell will approach several contacts they have to determine their interest in taking on this counsel.

Pickleball and Tennis Court Project Completion– Melanie shared that Whealon Concrete will finish up the project with the addition of hose and reel, and a bar to hold the gates shut on one side where players access the court.

Financial Update – Karen Swan handed out financial reports for the Community Center for the first two quarters of 2021. Karen shared that the budget was on target all around – expenses are slightly over on pool expenses and daily maintenance, but there is excess of \$23,000 for the quarter against a budget of \$12,000. There is a carryover of \$12,000 from 2019 that was an excess and is not new money.

Lots C11, C12 – Karen also wanted to make the group aware that one lot owner (owns two adjoining lots) owes almost \$39,000. The dues on the lots have not been paid since 2010. The amount owed on these lots is approaching the amount they are currently worth. The group discussed options as to recouping the dues by acquiring the lots, and/or legal filings. Research will be done on whether there is a mortgage outstanding on the lots.

Standing Committee Updates – Community Center

Social Committee – Allen Bone reported that the Christmas Party, scheduled for Wednesday, December 9th, is still on. It is questionable as to whether there will be a fall party, as this event is normally based around the football games/season. All other summer and fall events are canceled.

Old Business – Community Center

Community Center re-opening - Melanie asked whether the group would still consider re-opening the Community Center after Labor Day, as discussed at the last meeting. Cynthia and Ralph shared that while holding steady, there is still enough Covid concern throughout the Polson Community to keep it closed. The rest of the group agreed and the Center will remain closed with a re-opening date yet to be determined.

New Business – Community Center

Basketball – Allen Bone shared more information regarding the potential addition of basketball to the new courts area. The estimate contributed by Craig Engebretson for the unit plus the installation is \$1,800 for the post and backboard. There would be one free throw line added for this court. He suggested that one way to pay would be to ask for an assessment of \$5 - \$10 per lot. Meg asked whether the addition of basketball play would wear down the court surface more than the rest. He said there are many interested in playing basketball within the community.

Ralph Brownell noted that when options were considered at the time the court plan was developed there were several other sports in line more popular, including Bocce ball and Shuffleboard– and he would not want to spoil the courts that the group had worked so hard on. Meg stated that when discussed, some members were vehemently opposed to a basketball option. Meg made a motion that they would like to see at least one season/year go by and see how the current court situation is utilized before considering new options. Cynthia Hoelscher seconded the motion. All were in favor with the exception of Allen Bone and the motion passed. Melanie asked whether to present this (for a straw poll vote) to the general membership at the December annual Community Center meeting, as discussed at the July Steering Committee meeting. Meg said that this should be presented to the Board prior to considering this on the agenda for December 2020.

MISSION BAY MASTER ASSOCIATION

Manager's Report – Mission Bay Master Association

Melanie shared that there was a Mission Bay resident that is very concerned about the condition of the grass on the beach and why there is not more lawn than there is. This is an ongoing project and was re-worked several years ago. Alpine Landscaping cares for the area and helped put together a list of considerations as the maintenance plan was put together:

1. high traffic in this area
2. Alpine is careful with fertilizer and weed spray use with the beach access directly at the lake
3. This area has very porous soil, cannot irrigate directly at the beach – the Gazebo side was converted to rock a few seasons ago as lawn was not growing on that side at all.

4. The Army Corp of Engineers came and visited the site when it was cleaned up, and concurred with the current maintenance plan in place. Ralph suggested adding a few more trees for shade and Melanie suggested umbrella awnings at the picnic table for more instant shade. David Coffman suggested that we be more realistic and provide shade areas or consider another (stronger) surface, such as pea gravel.
5. Irrigation is dependent on the golf course

Asphalt crack and hole repair is scheduled for September in both Mission Bay and the Preserve.

Standing Committee Reports – Mission Bay Master Association

CCR Committee – David Coffman shared a new permit form that he has developed for use in certain specific CCR exemption situations. The permit would make any exceptions to the CCR's that are approved by the Board of Directors more transparent. Meg said this documentation would be also good for future reference and consistency. This permit would provide a valuable written document to refer back to for the few exceptions to the rules that are necessary. Melanie suggested that a version of this would be good for documenting any exceptions in Design Review situations also. Meg asked David's permission to adopt this form for Mission Bay Preserve use as well.

Claudette Beckendorf asked whether it was still appropriate to report violations to the HOA office. David confirmed that yes, this is appropriate. Melanie will get forms for her after the meeting.

Design Review Committee – Melanie reported that there was one Homeowner at 890 Hawk Drive that will submit new colors for approval for their home exterior. Another home under construction on Hawk Drive will be completing their landscaping this fall. Lot 40 has approved plans and the owner has said construction will begin soon. He would like to have this framed in prior to winter, so interior work may be done over the winter. He has 18 months to complete the project. The City approved the new permit a few weeks ago. Meg suggested we follow the same schedule of requirements for completion as the City of Polson.

Old Business – Mission Bay Master Association

Karen Swan reported on the first two quarters of 2020 for Mission Bay Master Association. Mission Bay is finishing the quarter ahead at \$15,603 compared to a budget of \$3,000.

Allen Bone asked what the status is on the flagpole replacement at the Community Center courts. Melanie will order a new pole and flag so the project can be done. He also asked about the status of landscaping repair for the lot he reported at the last meeting. The owner has received a violation notice.

Gary Goodman said that the homeowner that just purchased the home on Eagle Drive not part of the Community Center Association was interested in coming in to discuss joining the Association. That they were not informed at the time of purchase of the cost of \$8K to rejoin the Community Center that was necessary to be paid prior to rejoining. This should have been a required disclosure to the new owner. Meg said there was a legal document that should have been disclosed that would preclude the forgiveness of this re-joining fee. There is not an option of this given the legal document already in place. Gary will let the new owner know of this situation.

New Business – Mission Bay Master Association

Allen Bone wanted to thank Dennis Duty for the mowing along Marias that was completed.

Next Meeting

The next Steering Committee meeting will be held on Tuesday, October 13th, at 9:00 am. This is an open meeting.

Adjourn

Cynthia Hoelscher made a motion to adjourn the meeting and David Coffman seconded the motion. The meeting was adjourned. The next Steering Committee meeting will be held on Tuesday September 8th, 2020 at 9:00 am. This will be an open meeting.

Steps for Follow-Up

Melanie

1. Send newsletter regarding cancellation of events for 2020.
2. Stay abreast of developments as they happen regarding Governors directives for re-opening the state.
3. Purchase/install UV light protection for the exercise room and both restrooms.
4. Follow through on the final completion of hose installation for the tennis/pickleball court project.
5. Follow up on Lot 40 construction and landscaping completion on Hawk Drive.
6. Research Lots C11, C12 to determine whether there is a mortgage.
7. Purchase and install flagpole.
8. Research options for shade landscaping at the Mission Bay Beach.