

MEETING MINUTES

Community Center & Mission Bay Master Association

January 13th, 2020 9:05 am | Meeting called to order by Ralph Brownell, MB Steering Committee & Board of Directors

In Attendance

Steering Committee: Ralph Brownell, Cynthia Hoelscher, Allen Bone, David Coffman

Joe Kennedy – Preserve Representative

Staff: Melanie Brooks, Karen Swan

Approval of Minutes

Allen Bone made a motion to approve the December 9th, 2019 minutes, and Joe Kennedy seconded the motion. All were in favor and the December 9th minutes were approved as submitted.

January 13th, 2020 Meeting

The meeting was called to order by Mission Bay Steering Committee Past Chairman and Board Member, Ralph Brownell.

This was an open meeting.

Developer's Report

No developer's report was presented.

Manager's Report – Community Center

Early 2020 CC Projects - Melanie Brooks reported a few winter projects underway. Yearly equipment maintenance will be done for all exercise equipment and contact list updates are being finalized. Bids are being obtained for an updated phone system and a new winter pool cover will be ordered. The schedule will be finalized for stone repair work on the exterior. These are approved reserve expenses for 2020.

Melanie also presented options for leasing, purchasing, or removing the current camera system on lease for the Community Center pool area. The committee came to agreement that this is good technology to keep on a regular basis, especially for the monitoring of any after-hours activity. Joe Kennedy asked if there have been any complaints from homeowners regarding the camera monitoring – Melanie responded that to date, there are none. She has a bid from the current lessor, Mission Bay Security, to keep the system in place, but at the request of the committee she will obtain more options/bids.

Standing Committee Updates – Community Center

Social Committee –Allen Bone gave a report on upcoming Social Committee events. There will be a Wine & Cheese party hosted by the Social Committee on February 29th at 7:00 pm. Cinco de Mayo will be held in early May, with the actual date yet to be determined. More information regarding the rest of the year's social committee event schedule is to come.

Old Business – Community Center

Melanie reported that all work finished to date has been paid for (\$66,690) and lien releases have been given to Mission Bay by Whealon Construction. To date, \$4,635 saved on drain system originally estimated), 16850 originally bid on the excavation \$6,400, for \$10,450 savings. Total savings to date are \$15,095 (approx. 15%) on the original estimate of \$105,000. Estimated final cost for the project, at this point, is approximately \$87,000. The original loan was for \$110,000 – all extra unspent funds will be returned to Glacier Bank.

The next step will be to choose the color combination preferred for the courts, and confirm accuracy of all line/court drawings for the project.

Melanie shared that the golf path access in the Village area has been cut-out and new gravel will be spread this spring. The path will move a few feet to the right to accommodate the drain in the gutter but will still leave the path on common property. The cost will be shared equally between Mission Bay and the Polson Golf Course.

New Business – Community Center

Melanie reported that Mission Bay and the Preserve are part of the program this spring to take care of flowering rush in the waterways. This is a grant program from SKC and will be the first step in treatment of these invasive weeds.

Karen Swan shared a brief summary of year end numbers for the Community Center, 2019. There are a few items yet to be submitted prior to obtaining final numbers. At this point, the CC is ending the year with a surplus of \$16,013. \$12,000 will be moved into the 2020 operating budget and \$4,013 was moved into the Community Center reserve.

Allen asked whether a decision had been made as to a course of action for the landscape common area next to the Village trail. There are strong opinions on both sides of maintenance of this area. It was agreed to call a meeting of the joint Boards of Directors to discuss alternatives.

Manager's Report – Mission Bay Master Association

Melanie reported that a new list of owners is being finalized prior to lawn and weed care action this spring. No snow report!

Standing Committee Reports – Mission Bay Master Association

CCR Committee - David Coffman reported the latest CCR changes are at Clint Fischer's office. The committee is waiting for completed documents. Melanie shared that, per Clint Fischer, updates need to be made with the declarant's information prior to the final draft of the documents being prepared.

David said there was some issue with a car parked on the street quite often, on Marias Drive. This will be addressed. Allen asked about cars parked at another location on the street quite often. Dave said his biggest concern is cars/trucks parked overnight on streets, rather than for a few hours at a time. He questioned how much we want to press during the Holiday time – if someone wants to complain however, the committee will address it. There is also a repeating loose dog issue on Eagle Drive that will be addressed.

Design Review Committee – Melanie reported no new projects. The committee is addressing a concern with a deck stretching over the setbacks on one lot on Hawk Drive.

Old Business – Mission Bay Master Association

Street Lights -. Melanie obtained a bid from Clearwater Electric & Plumbing to replace the tops of the lights along Montana Landing and Gallatin with tops that can direct the light downward, as well as replacement for all lights with LED's. There are five street lights in need of updating. Ralph shared that this would especially be helpful to walkers in the neighborhood. This is a Mission Bay Master Association reserve expense, and would cost \$1,500 per light post. After discussion of options among the group, Allen Bone made a motion to approve the refurbishment of the streetlights and Cynthia Hoelscher seconded the motion. All were in favor and the motion passed.

New Business – Mission Bay Master Association

No new business was presented.

Adjourn

The next Steering Committee meeting will be held on Monday, March 16th, 2020 at 9:00 am. This will be an open meeting. This is a one-time meeting on the third Monday instead of the usual meeting on the second Monday of the month. There will be no February 2020 Steering Committee meeting.

Cynthia Hoelscher made a motion to adjourn the meeting and David Coffman seconded the motion. The meeting was adjourned at 11:04 am.

Steps for Follow-Up

Melanie & Karen

1. Complete and post 2019 Year -end financial statements.

Melanie

2. Obtain further bids on camera security system for community center.
3. Work with Clearwater Electric to order and install approved lighting on Montana landing
4. Coordinate gravel delivery for moved golf path.
5. Coordinate flowering rush removal with SKC.
6. Follow up on surfacing requirements, color choices, bench options for completion of tennis court project.
7. Schedule stone repair for community center.
8. Finalize winter pool cover and order.