

unofficial/MEETING MINUTES

Community Center & Mission Bay Master Association

January 12th, 2021 9:05 am | Meeting called to order by Gary Goodman- MB Steering Committee Chairman

In Attendance

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

Preserve Representatives: Meg Fair, Dave Rittenhouse

Board of Directors: Ray Beck – Preserve

Staff: Melanie Brooks, Karen Swan

January 12th, 2021 Meeting

The meeting was called to order by Mission Bay Steering Committee Chairman Gary Goodman. This was a virtual open meeting held via Zoom.

Approval of Minutes

Meg Fair made a motion to approve the minutes from the Tuesday, December 8th closed meeting. David Coffman seconded the motion. All were in favor and the December 8th 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.

Community Center Annual Meeting Presentation

Melanie reported on year-end projects. She shared that the 2020 Year End financials will be posted shortly: there are a few invoices yet to be received and reported prior to completion. Karen Swan shared that the early results for CC 2020 financials are looking good. Melanie said the daily cleaning, disinfecting schedule has been changed going forward into 2021 to include two days per week for cleaning and disinfecting, rather than 7 days per week (during COVID). This will be in addition to the overall general cleaning done each Sunday.

Melanie will be researching new opportunities for PPP loan forgiveness and the second round of PPP loans.

The astrological clock was repaired and replaced at the Community Center – this is the lighting system that illuminates the exterior of the Community Center and the pool and spa areas. She relayed that the HOA was working on getting early 2021 projects done early prior to the busy summer season. The flag pole and more permanent lighting are currently being addressed as are ordering the winter pool cover, and phone system projects. The exercise room will have annual maintenance done to all equipment tomorrow.

A detailed landscaping letter has been sent to both communities, to owners that have undeveloped lots, to confirm how each of the lots will be maintained this summer. Owners have the option to take care of

this themselves, hire a landscaper, or have the HOA manage the lot for \$75 (in addition to services) per year. Dave Rittenhouse suggested two revisions to the letter, to be taken care of prior to sending out, including timing, coordinating of weed control and mowing times, to make both most effective.

Social Committee Update – Community Center

Social Committee – Allen Bone reported that the Christmas decorations had just been taken down. He shared that the committee has not met and they do not anticipate holding a 4th of July Celebration, but will consider events later in the summer and fall, including Music at the Pool.

Annual Meeting Report – Community Center

Melanie shared that there were 19 attendees at the Community Center virtual meeting, in addition to the panelists. Each of the Master Association meetings had 9-10 attendees in addition to panelists. There were no votes taken during the annual meeting that required a quorum. Gary Goodman gave feedback from one member – Gary said he had called one of the participants to thank him for his positive comments made at the end of this meeting. This member said he had taken ideas from the Mission Bay HOA to incorporate in an HOA in Idaho Falls.

New Business – Community Center

Melanie reported that the community will need new Steering Committee members to fill positions ending on June 30th, 2021. Steering Committee applications for Mission Bay need to be submitted in the 30 days prior to the annual June meeting. Current steering committee members that wish to run again do not need to fill out a new application.

Gary Goodman shared that he has had discussion with Rick LaPiana regarding potential opportunities within the community for a dog park and would like to share options/ideas at a future meeting.

There was discussion among the group as to the re-opening of the Community Center and the decision was made to continue the Center closure. This topic will be addressed for re-consideration at each upcoming meeting.

Mission Bay Master Association

Manager's Report - Melanie shared that the community is currently in good shape with the snowplowing budget. Necessary asphalt repair will be addressed as the weather cooperates this spring.

Standing Committee Updates – Master Association

CCR Committee – David Coffman said that when the latest CCR update was completed, there was original language regarding the allowance of parking for 72 hours for cleaning, loading, unloading that had been left out. Also, will confirm language regarding parking trailers, etc. on any part of owner's lots other than driveways. This is being addressed and will be added back in at the appropriate place.

Design Review Committee – Melanie said that the group will meet shortly to re-organize with new members Judiee Goodman and Rick Lapiana. One home paint approval for 101 Marias has been done. Gary raised the question as to whether it should be mandatory that one person from the Design Review Committee be a member of the Steering committee as well.

David Coffman made a motion that one person of the Design Review committee also sit on the Steering Committee. Cynthia Hoelscher and Allen Bone recommended this motion be revised to having a Steering Committee member that has been elected to sit as a (chairman or member) liaison on the Design Review Committee. Initially there were no seconds to this motion and it was not passed. David Coffman said he would second the revised motion, no other votes were in favor, so the motion was not passed.

Cynthia made a motion that a member of the Steering committee be a liaison to every official committee of Mission Bay. There were no seconds to this motion and the motion did not pass.

Old Business – Master Association

Allen Bone asked about the sign being reinstalled on Mission Bay Drive, This is scheduled and will be completed in the next few weeks.

New Business – Master Association

None presented.

Next Meeting

The next Steering Committee meeting will be held on Tuesday, March 9th at 9:00 am. This will be an open meeting. There will be no Steering Committee meeting for Mission Bay in February.

Adjourn

A Motion was made by Allen Bone to adjourn the meeting and seconded by David Coffman. All were in favor and the meeting was adjourned at 9:45 am.

Steps for Follow-Up

Melanie

1. Complete flagpole, permanent lighting project.
2. Complete phone system revision.
3. Re-install sign on Mission Bay Drive.
4. Post all information from the Annual Meetings
5. Send out landscaping letter to all undeveloped lot owners.

Karen

1. Finalize Year End Financials for 2020