

# MEETING MINUTES

## Community Center & Mission Bay Master Association

*June 9th, 2020 9:05 am | Meeting called to order by Gary Goodman, MB Steering Committee Chairman*

### In Attendance

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

**Preserve Representatives:** Meg Fair

**Staff:** Melanie Brooks

**Homeowners:** Claudette Beckendorf

**Absent:** David Coffman, Dennis Duty, Dave Rittenhouse

### Approval of Minutes

Allen Bone made a motion to approve the May 11th, 2020 minutes, and Roger Norgaard seconded the motion. All were in favor and the May 11th minutes were approved as submitted.

### June 9th, 2020 Meeting

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

This was an open meeting.

### Developer's Report

No developer's report today.

### Manager's Report – Community Center

**Updates** – Melanie reported that the pool is at 84 degrees and the spa is at 104 degrees. All facilities with the exception of the great room are open, up and running. Flowers are in around the pool. The four new lounge chairs are here and now the multi-year replacement of these chairs is complete.

**Community Center Camera System** – Melanie reported that the CC camera system was installed on Thursday, May 14th by Interstate Alarm Company, and is now operational.

The boulders have been ordered for the column and rock wall repair at the Community Center – both at the front access and throughout the pool and patio area. The pool fence has been repaired – loose, broken and missing boards have been replaced. Hand sanitizer stands are on order for the courts and one for the lobby of the Community Center. There is some research being done on the addition of a UV unit to protect more thoroughly against virus germs.

**Exercise Room** - The annual maintenance was done on June 3 for all exercise room equipment. A wall mount sanitizer will be installed in this room and sanitizer available at the workout sign-up table outside the exercise room door. The workout room is being well-used via the sign-up sheet.

### Standing Committee Updates – Community Center

**Social Committee** – Allen Bone reported that there will be no 4th of July celebration – parade and brunch-at Mission Bay this year; this celebration is a long-standing tradition at Mission Bay and we will look forward to the return of this event in 2021. The August Party/Music at the Pool, scheduled for August 28th, is on hold pending Montana policies on COVID and Social Committee - community sentiment as to the safety in

holding this event. Ralph asked about the cost of moving the band/event to another date and how much of the money deposited for the music would be refunded to the Social Committee. Allen said there is a cost to change the date or cancel, according to the band's contract.

The Mission Bay Garage Sale – originally scheduled for June 27<sup>th</sup>, is also on hold.

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## Old Business – Community Center

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**Tennis/Pickleball Courts** – Ralph Brownell shared that there were several groups of Mission Bay and Preserve homeowners on hand for the inaugural day of play on the new pickleball/tennis courts.

Ralph noted that there were a few instances of play by non- Mission Bay members/guests and he addressed with the individuals the need to continue to limit play to members and house guests during this phase two re-opening. We have older members and want to be cautious in re-opening. After discussion, it was decided to continue with this policy for the time being. In the future this may change. There have been discussions among community members regarding hosting teaching sessions for those interested in learning to play, and/or developing a “pickleball club”.

Gary Goodman asked about the need for sign-up. Ralph said that typically one group may play one or two games and then waiting players rotate in. Play will be monitored and depending on how busy the courts get, a reservation/sign-up sheet may be necessary. Will wait and see, and determine how much traffic is seen on the courts.

Melanie shared that court nets have been installed with the exception of the net separating the two pickleball courts. There are three benches that have been installed – one at each court. a squeegee has been ordered to swipe courts. She said there have been several questions regarding the addition of a net between the tennis court and the two pickleball courts. After group discussion it was decided this is not necessary. Jerry Whealon will finish this installation as well as the hose and bib to the north side of the courts, and the project will be complete. At this time the gates on the south side will remain open during the day for easy access, and locked at night.

**Community Center Dues** – for social members. A question was raised at the last meeting whether social members were required to pay during the Center closure and it was agreed that all continue to pay. Cynthia Hoelscher asked if this had been addressed with the social members. Karen did bill them and they have paid all dues billed and are current.

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## New Business – Community Center

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**Bridge** – Melanie reported that the bridge group is champing at the bit to return to the bridge playing. They feel they are all Mission Bay players, are aware, have been safe. After discussion, the Boards still feel the need to be cautious and request to re-address this decision in July. Ralph and Meg both shared that the agreement with the Boards was to wait until Montana is farther into phase to prior to re-opening.

**Flag and Pole** – Allen Bone raised the question on when the Flag and pole adjacent to the courts will be repaired. This will be ordered and installed through the HOA. It was noted that this flag needs a solar light when installed.

## MISSION BAY MASTER ASSOCIATION

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### Manager's Report – Mission Bay Master Association

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The major concern for Mission Bay is regarding landscaping. Melanie shared that all lots that are long and need work are now on lists for the owners and/or the HOA to clean up. There is more concern with the length of the grass due to the significant amount of rain received this year. Gary asked what the rules are regarding lot mowing. According to the CCR's there is a protocol for notifying owners and if the lot must be mowed by the HOA the cost plus a \$25 fee will be added to the owner's statements. Melanie said the only landscaping concern the HOA is not able to go in and mitigate is the weeds growing on

undeveloped lots, due to the use of chemicals. Allen asked about the grass along Marias and it will be added to the next mow, up to where the farmer mows the fields.

The beach has contracts; this week Alpine weeded 2/3 of the grounds, mowed, and finish planting beds and will plant seed as soon as irrigation is turned on by the golf course. The picnic table is scheduled to be painted in the next few weeks, and the gazebo cleaned up.

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## Standing Committee Reports – Mission Bay Master Association

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**CCR Committee** – There were no CCR issues to report at this meeting. There is one homeowner that requested additional time to keep a boat on the driveway until their slip is available and the CCR is debating this request.

**Design Review Committee** – Melanie noted that Lot 40 is pending a final design review.

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## Old Business – Mission Bay Master Association

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**Tree Overhang** – Roger Norgaard expressed concern regarding the trees overhanging roads throughout the community. Melanie will research city requirements for landscape maintenance and share this with the community via newsletter, contact owners as necessary.

**Crescent Landing Arbor Vitae** – were removed at the request of the homeowners several years ago. They had become damaged by deer over the years and were very unsightly. The land here is partially owned by Mission Bay Master association and part by individual homeowners. An agreed-upon fence to be put in by individual owners did not go in. Crescent Landing sub-association members are now requesting that Mission Bay Master association put in a new barrier in this area so that back-yards do not look directly in to one another. After discussion the group shared the agreement that the individual owners should put landscaping or fencing on their lots if they wish to do so, with the approval of the Design Review Committee.

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## New Business – Mission Bay Master Association

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None presented.

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## Adjourn

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Roger Norgaard made a motion to adjourn the meeting and Ralph Brownell seconded the motion. The meeting was adjourned. The next Steering Committee meeting will be held on Tuesday July 14<sup>th</sup>, 2020 at 9:00 am. This will be an open meeting.

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## Steps for Follow-Up

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Melanie

1. Send newsletter regarding events, postponements, landscaping, and 4<sup>th</sup> of July directives.
2. Stay abreast of developments as they happen regarding Governors directives for re-opening the state.
3. Research the addition/use of UV light protection for great room cleaning/safety.-
4. Follow through on the final completion of tennis/pickleball court project.
5. Follow up on beach landscaping contracts with Alpine Landscaping.
6. Follow up on undeveloped lot mowing, weeds and tree overhangs.
7. Replace flag and pole at Community Center.
8. Contact Crescent Landing regarding decision on arborvitae replacement.