MEETING MINUTES

Community Center & Mission Bay Master Association

March 9th, 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, Ralph Brownell

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

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

**Staff**: Melanie Brooks, Karen Swan

**Absent**: David Coffman, Roger Norgaard

# March 9th, 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

There were no changes or additions to the Minutes. Meg Fair made a motion to approve the minutes from the Tuesday, January 9th meeting. Ralph Brownell seconded the motion. All were in favor and the January12th, 2021 meeting minutes were approved. There was no February Steering Committee meeting in 2021.

# 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. Melanie reported that the real estate market continues to be hot, with very low inventory, and building costs continue to rise.

# Community Center

**2020 Year-end Financials** – Karen Swan, staff accountant, reported that the financials look good and the PPP Loan of $16,700 contributed to saving the budget for 2020. A surplus of $ 3,462 was transferred at the end of the year to the Reserve for the CC. $15,309 has been carried over in the past two years. (net assets designated for short term). Ralph asked questions regarding Reserve balances for the CC. Karen said all information for this can be found on the 2020 Mission Bay Homeowners Statement of Changes in Net Assets (Community Center column). $19,392 was spent from the Reserve tor the Community Center reserve in 2020.

Melanie shared initial progress on new 2021 projects. The tennis/pickleball courts will be ready to go this month and ready to open as soon as weather cooperates. The group discussed opening and guest protocol. Meg suggested posting rules for guests. Dave Rittenhouse suggested monitoring for compliance prior to posting signs. Ralph suggested opening by April 1 to accommodate pent up demand. An email announcement will be sent regarding the openings.

Melanie recommended the flagpole at the Community Center needs to be replaced with a stronger, commercial grade pole. She received an estimate from Montana Flagpole of approximately $2500 – she asked whether this project could be done with Community Reserve funds. It would be a capital expenditure. Clearwater Lighting is working on a permanent light fixture for the flag. Allen Bone made a motion to approve and Ralph Brownell seconded the motion, to purchase and install this light. All were in favor and the motion passed.

# Social Committee Update – Community Center

**Social Committee** – Allen Bone shared that the committee had not met recently, so nothing to report. Melanie said that committee co-chairman, Ginny DuBrucq, was planning to meet with the Social Committee in the near future to determine a 2021 schedule. They will most likely consider events later in the summer and fall, including Music at the Pool. Gary noted that guidelines/recommendations seem to be changing rapidly and perhaps a 4th of July celebration might still be considered, depending on lead time required. The Steering Committee made a decision to request a recommendation for social events from the Social Committee prior to the next SC meeting.

# Old Business – Community Center

**Community Center Re-Opening** -There was new discussion among the group as to the feasibility of re-opening of the Community Center. The decision was made to continue the Center closure now, but consider re-opening sometime in May. This topic will be addressed for re-consideration at each upcoming meeting until the decision is made to open.

Melanie recommended that a decision be made regarding the feasibility of in-person hosting the annual meeting scheduled for June 12th, at the April meeting.

**Informational Report** - Mark Gelernter gave a report on the status of a special task force project that was developed jointly between Mission Bay and the Preserve. A task force was put together at the recommendation of the joint Boards of Directors to study potential uses of the 19.95 acres for sale at the entrance of Mission Bay, on Hawk Drive. The task force included residents Jeff Newgard, Don Wallace, Sarah Beck and Jamie Seguino. The task force met and discussed a number of options and potential for this property. It was concluded that this would be beyond the scope of an HOA community purchase project, but that there was interest and potential for perhaps independent or assistant living possibilities. Mark put together a prospectus presenting this idea; the prospectus was sent to potential developers.

New Business – Community Center

**Tundra Swan Fence** - Melanie raised the question as to considering the replacement of the three-rail fence on Tundra Swan as a potential project for the joint communities. The group discussed assessing how neighboring properties to the fence feels about that replacement, and community responsibility for payment (how this may be split between the communities), and whether this fence should be replaced at all. This will be tabled for now. Mark will confer with neighbors that have lots adjoining this fence.

# Mission Bay Master Association

**Manager’s Report** - Melanie reported there has been significant response to the lot maintenance letters that were sent to all individual lot owners in both communities, and she is optimistic about landscaping maintenance for the upcoming season.

Per resident request, she shared information on a potential proposal for a dog park site at a common area adjacent to the golf course and Village, in Mission Bay. This project has been spearheaded by Rick LaPiana. At this point, this strip of land is grass and mowed on a regular basis throughout the season. Allen Bone and Ralph Brownell raised concerns with health, dog fighting and noise issues. Melanie shared her observation that community residents were very responsible, for the most part, with consideration for the community, as evidenced by the use of the Dog-I-Pots. It was agreed to present this proposal at the June annual meeting.

**Liens**- Melanie reported that one lien was released and one was re-filed for lots C-11 and C-12. There is a significant amount due on the two lots. She asked whether the group would agree to enlisting the assistance of legal counsel in researching the mortgage and tax status for the lots. This would give us the information necessary to make a decision as to the ability of the HOA to foreclose on the properties. The group agreed to pursue this research with legal counsel.

Standing Committee Updates – Master Association

**CCR Committee –** No report today.

**Design Review Committee** – Gary reported the committee has met a few times, for the Bergeson home initial review for their lot 7 on Hawk Drive and the Beards have submitted plans for a renovation of their home at the corner of Hawk and Eagle. Progress continues on Lot 40, with some concern for Sunday violations of construction activity. The Muller home on Hawk Drive has a required completion date of June 18th, 2021.

Old Business – Master Association

Allen Bone asked for follow-up regarding an invoice for landscaping services for a resident of Montana Landing, that should be part of their annual contract. Allen and Melanie will research and discuss this with Alpine Landscaping, the contractor.

**Year-end financial recap** - Karen gave a recap of the 2020 year-end financials. There was a surplus of $9,603 at year-end. $3,000 was held back as a carryover to the 2021 budget and $6,603 was moved to the Snow Reserve for Mission Bay. $52,272 was contributed to the reserve in 2020; $14,003 was spent from Reserves, leaving $227,880 as the year-end balance for Mission Bay Reserve funds.

**Snow Removal** – Karen Swan gave an early 2021 snow removal cost update as of the end of February - $6,746 was billed in February; there were no billings for snow removal in January. There is a budget of $10,000 for snow, and $2,000 for mailbox snow removal in Mission Bay for 2021.

New Business – Master Association

# Next Meeting

The next Steering Committee meeting will be held on Tuesday, April 13th at 9:00 am. This will be an open meeting. It is anticipated this meeting will be held in-person.

# Adjourn

A Motion was made by Cynthia Hoelscher to adjourn the meeting and seconded by Allen Bone. All were in favor and the meeting was adjourned at 10:23 am.

# Steps for Follow-Up

Melanie

1. Initiate research with legal counsel regarding options for foreclosure on two adjacent lots with on-going lien.
2. Post 2020 year-end financials.
3. Complete flagpole, permanent lighting project.
4. Complete phone system revision.
5. Prepare and open Community Center activities – commencing with courts.
6. Send newsletter announcing openings.
7. Discuss Montana Landing resident landscaping billing issue with Allen and resolve.

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