

MEETING MINUTES

Community Center & Mission Bay Master Association

May 11th, 2020 9:05 am | Meeting called to order by Gary Goodman, MB Steering Committee Chairman

In Attendance

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

Preserve Representatives: Meg Fair

Boards of Directors: Mark Gelernter, Dennis Duty, Ralph Brownell, Meg Fair, Gary Goodman

Staff: Melanie Brooks, Karen Swan

Absent:

Approval of Minutes

Ralph Brownell made a motion to approve the April 13th, 2020 minutes, and David Coffman seconded the motion. All were in favor and the April 13th minutes were approved as submitted.

May 11th, 2020 Meeting

The meeting was called to order by Mission Bay Steering Committee Chairman Gary Goodman. The agenda was changed to include discussion of Mission Bay policy and procedures regarding the coronavirus pandemic with the Boards of Directors.

This was an open meeting.

Developer's Report

Dennis reported that they are busy and there has been good real estate activity this month within Mission Bay.

Manager's Report – Community Center

Community Center Camera System – Melanie reported that the CC camera system will be installed on Thursday, May 14th this week as approved at the April Steering Committee Meeting, by Interstate Alarm Company. She noted that they are cameras that will move and have infra-red siting for night visibility. Security system camera signs will be posted as a deterrent - the camera system is set to notify via computer and HOA phone if there is movement after hours at the Community Center facilities. The cost for the system will be allocated from both the Community Center reserve and operating budgets.

Exercise Room - The annual maintenance will take place on June 3 for all exercise room equipment.

Financials - Karen Swan shared copies and gave a report on the first quarter financials (through March 31) for the Community Center. The Community Center well within budget – the first quarter is relatively quiet, and additionally, there was no major snowplowing necessary this winter. Major expenses commencing closer to summer, as the center pools, court facilities open up. There is a carry-over in the checking account from last year of \$12,000 that is noted.

Tennis/Pickleball Courts – Melanie shared that the schedule for surfacing, to complete the project, is weather dependent and is anticipated to be completed by Memorial Day weekend.

Discussion with Boards of Directors

Members of both **Mission Bay and Mission Bay Preserve Boards** were present to discuss the ongoing concerns with COVID-19 within the community and action regarding the continued closure and schedule for re-opening the Community Center. A new schedule was discussed in light of Montana's re-opening directives.

David Coffman suggested we open the exercise room on a limited basis (in accord with the 50% occupancy directive) Gary Goodman pointed out that we have no economic reason to open the Community Center at this time and that we consider the age of the community members. Meg shared that there is also the variable of the impact of snowbirds returning to the community.

Dennis suggested that when considering re-opening, we allow members to make their own choices for the exercise room– self regulation with perhaps a limit to the number in the exercise room at one time (2). After discussion, the choice was made to open the pool, spa and pickleball courts the first of June, but reserving the option of adjusting this date based on any new virus developments or directives that impact Polson. Melanie will send out a notice with this date announced. Gary raised the question about the summer meeting schedule – Meg said the Board of Directors had made the decision to postpone this meeting to later in the summer, early fall.

Standing Committee Updates – Community Center

Social Committee – Allen Bone said there were no new updates. Although the Garage Sale is not a Social Committee event, there have been many questions whether this will be held. It is usually held the last Saturday in June. There was discussion among the group whether to postpone this sale in light of the coronavirus ongoing concerns. It was agreed to cancel the June plans for the sale and reconsider holding this later in the summer, early fall.

Old Business – Community Center

The question was raised whether members that pay social membership dues only should be paying during this period. Meg recommended they continue to pay just as all the rest of the members in the community are doing and the group was in favor of this policy. The members this affects will be advised and billed for this period.

Melanie reported that stone repair for columns and walls is pending. It is still on the schedule but a new vendor needs to be found for the project.

New Business – Community Center

Board of Directors - Dennis Duty announced that Bob Martin has resigned from the Mission Bay Board of Directors after many years of service. Gary Goodman has accepted the nomination to this position and has agreed to serve the remainder of Bob Martin's term.

Eagle Drive Home - Dennis reported that there is a potential purchase for the home on Eagle that is not part of the Community Center. Based on a prior Board decision and discussion with former new owners, it was explained that all back dues for this portion of the dues structure would need to be paid for re-instatement and to participate in all Center events and utilize all facilities going forward. Approximately \$8,000 back dues are owed to become reinstated members of the community for this property. It was the group's feeling that this decision by the Board be upheld. The owners are members of the Master Association and as such pay this portion of the dues and abide by Mission Bay CCRs and guidelines.

Manager's Report – Mission Bay Master Association

Melanie Brooks shared that the final street light of 5 on Montana Landing was installed and the project is complete.

Spring landscaping is underway and the beach will be worked on for summer. Allen Bone requested that the beach area be addressed for all landscaping needs. Melanie shared that all landscaping work has been contracted by Alpine and will be addressed. David Coffman said he was in agreement that this area needs significant landscaping attention.

Undeveloped lots must be mowed and weeded by the owners – per the CCR's the HOA will send in a mowing crew if this is not done by the owner. Roger Norgaard raised concerns regarding a home/lot on Marias that needs attention. Dennis said this home is for sale but will be taken care of.

Standing Committee Reports – Mission Bay Master Association

CCR Committee – David Coffman shared information he discovered after further research regarding approval variances for CCR regulations. He will share more at the next meeting.

Design Review Committee – Melanie reported that the initial review was done with the Design Review Committee with the owner of Lot 40. The owner was not present for the review. He was given a list of requirements to complete for the final review, which has not been scheduled as yet.

The Mission Bay Board of Directors met last week to discuss compliance of the deck on a new home build underway at Lot 10, along Hawk Drive with consideration for sight lines and privacy with the neighbors. It was agreed with the neighbor that trees would be allowed to be planted to retain privacy on both sides of the neighbor's lot. They will be within accepted setbacks. Dennis stated that the Design Review Committee may do a variance for a specific project; for the future, the Design Review Committee will work on revising the language regarding setbacks with consideration for deck, patio areas.

Old Business – Mission Bay Master Association

Karen Swan shared the first quarter financials for Mission Bay Master Association. The first quarter is on target, with savings in the snow category allocation in the budget \$750 versus a budget of \$8500 to date—did not need all of that amount. Karen asked whether the increase in Master dues be added to the master snow reserve – the group agreed with this and Karen will make the allocation.

New Business – Mission Bay Master Association

Cynthia Hoelscher requested the Committee consider moving the monthly Steering Committee meeting to Tuesday morning, as both she and Allen Bone have conflicts on Mondays. Roger Norgaard made a motion to change the monthly meeting to Tuesday and Allen Bone seconded the motion. All were in favor and the motion passed.

Adjourn

Ralph Brownell 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 June 9th, 2020 at 9:00 am. This will be an open meeting.

Melanie

1. Send newsletter, and post the new June 1 Clubhouse opening information.
2. Stay abreast of developments as they happen regarding Governors directives for re-opening the state.
3. Follow through on the completion of tennis/pickleball court project.
4. Follow up on beach landscaping contracts with Alpine to address concerns.
5. Follow up on undeveloped lot mowing.

Karen

1. Provide research necessary regarding home on Eagle Drive where back dues are owed.