

MEETING MINUTES

Community Center & Mission Bay Master Association

May 11th, 2021 9:00 am | Meeting called to order by Gary Goodman- MB Steering Committee Chairman

In Attendance

Steering Committee: Gary Goodman, Ralph Brownell, Roger Norgaard

Preserve Representatives: Meg Fair

Boards of Directors: Dennis Duty – Mission Bay, Mark Gelernter - Preserve

Staff: Melanie Brooks, Karen Swan

Residents: Claudette Beckendorf, Tim Delaney

Absent: Dave Rittenhouse, David Coffman, Allen Bone, Cynthia Hoelscher

May 11th, 2021 Meeting

The meeting was called to order by Mission Bay Steering Committee Chairman Gary Goodman. This was an open meeting held at the Mission Bay Community Center.

Approval of Minutes

The minutes were changed to reflect corrected members attending. Meg Fair made a motion to approve the corrected minutes from the Tuesday, April 13th meeting and Ralph Brownell seconded the motion. All were in favor and the April 13th, 2021 meeting minutes were approved.

Resident Contributions - Questions or Comments

Tim Delaney, Mission Bay resident, requested discussion regarding ongoing pool/spa maintenance. He is concerned that there is not a certified pool operator taking chemical tests several times each day, to provide a safe environment daily for swimmers. Melanie shared that each day the chemicals are tested by designated summer staff – water is cleaned every day. There is a licensed pool technician- CPO - that comes once per week to do a full work-up of chemical composition and make any adjustments, changes necessary. Tim is concerned that this is not enough and therefore this raises safety and liability issues for the HOA. There is a course to be certified in pool maintenance that could be taken by manager – this was discussed several years ago and the decision was made to hold off at that time. Tim requested Melanie research what protocol for pool care that similar organizations utilize. Meg feels this may be overkill as the overall maintenance of the pool has worked well in the past. The group asked Melanie to research this management.

Developer's Report

Dennis Duty reported on the status of the 20 acres for sale by the Soward family at the front of Mission Bay, adjacent to Hawk Drive. He said that there had been a group effort, via a task force, to pro-actively bring this information and opportunity to potential interested townhome/ assisted living groups. This was done in the interest of bringing a good neighbor to be adjacent to Mission Bay. There were several groups not interested, being risk averse. He said that ultimately Immanuel Lutheran Communities became interested and is currently under contract for the property. They have developed several well-run and beautiful communities – they are interested in discussing how future amenities may be shared or integrated with the Mission Bay communities at this location.

The property is not currently zoned for all potential building activities for this project, and so will need neighbors to support this revision at upcoming city council meetings.

Manager's Report - Community Center

Melanie shared progress on new 2021 projects. The tennis/pickleball courts are open, with several new benches and tables added for sides of courts use. The new CC flag is here and ready to be installed. The new phone system has been installed (shared proportionately with Mission Bay Real Estate). This system includes a cordless 911 emergency phone installed on the front of the Pool house. Weed treatments were done a few days ago surrounding the Community Center. The Pool and Spa will open Saturday of Memorial Day weekend, May 29th.

Social Committee Update – Community Center

Social Committee – The first event is scheduled for late in August, Music at the Pool. Details will follow.

Old Business – Community Center

PPP Loan Forgiveness – (Payment protection program) forgiveness document has been received for the PPP loan obtained by the HOA in 2020. The amount of the forgiveness is \$16,700.

Annual Meeting Protocol – Gary Goodman reminded the group that it had been discussed having an open meeting at the Community Center at the last meeting- asking people to mask, open door to the Great Rooms, request one person per family attend, for health and safety reasons. Ralph requested the addition of a sound system to assist in broadcasting, and Melanie will set up the ability to conference call in to the meeting. (Cannot vote by conference call, would need to send a proxy). The group discussed promoting attendance and vote via proxy to neighbors.

New Business – Community Center

No new business presented at this meeting.

Mission Bay Master Association

Manager's Report - Melanie reported that boulder work - moving boulders back to the shoreline, is complete, and willow clean-up will be done by Jennison Tree and Landscape today.

Work is being done with Treasure State on Summer Road projects, from crack, hole fill to readdressing larger and long-term projects and updated estimates of costs.

Standing Committee Updates – Master Association

CCR Committee – No new business presented.

Design Review Committee – Muller landscaping is in the works, with final plan submitted, and will be completed in June.

Old Business – Master Association

Open Board and Steering Committee Openings– Melanie noted that there are positions that will be open on both the Board and Steering Committee. The latest newsletter was sent to announce opportunities and provide a Steering Committee member application. There are currently three applications submitted for SC, and several more community members that have expressed interest.

SC: Dennis reminded everyone that the SC nominations are not available from the floor, the day of the meeting. All applications must be submitted prior to the meeting.

Board of Directors: There is the option to have write-in candidates for the Board vote on the day of the annual meeting.

New Business – Master Association

Financial Statements - Karen Swan passed out the latest financial statements for Mission Bay and Community Center -that include January 1 through March 31, first quarter for 2021.

She shared that the first quarter does not usually reflect much activity, and not much snowplowing was necessary for early 2021. The mortgage balance went from \$386,129 to \$382,000. Included is three years of carryover (non-spent funds) \$3,309 in 2018, \$12,000 in 2019, and, \$14,000 in 2020. - \$29,309 is the sum of the three years of carry-over. The quarter is finishing at \$1,000 above plan.

Next Meeting

The next Steering Committee meeting will be held on Tuesday, June 8th, at 9:00 am. This will be a short open meeting with main closed portions for the planning of the summer annual meeting presentations.

Adjourn

A Motion was made by Ralph Brownell to adjourn the meeting and seconded by Meg Fair. All were in favor and the meeting was adjourned at 9:55 am.

Steps for Follow-Up

Melanie.

1. Complete flagpole, permanent lighting project.
2. Prepare and open Community Center activities
3. Research Pool and Spa management protocol with other HOA facilities.
4. Send newsletters announcing Steering Committee, Board openings and the Summer annual meeting.
5. Prepare CC for annual meeting.