

MEETING MINUTES

Community Center & Mission Bay Master Association

November 10h, 2020 9:00 am | Meeting called to order by Gary Goodman- Chairman, MB Steering Committee Chairman

In Attendance

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

Preserve Representatives: Meg Fair, Dave Rittenhouse

Board of Directors: Mark Gelernter – Preserve

Staff: Melanie Brooks, Karen Swan

Approval of Minutes

Meg Fair made a motion to approve the minutes for the Tuesday, October 13th meeting. Cynthia Hoelscher seconded the motion. All were in favor and the October 13th meeting minutes were approved.

November 10th, 2020 Meeting

The meeting was called to order by Mission Bay Steering Committee Chairman Gary Goodman. This was an open meeting followed by a closed executive session at the Mission Bay Community Center.

Open Session

Gary Goodman shared that based on discussion and suggestions after the October Steering Committee meeting, this category has been added to the monthly SC agenda going forward, to allow for any questions or comments from residents outside the Steering Committee that attend the meeting. If individual homeowners have a specific item to add to the agenda for discussion, it is still requested this item be submitted to the HOA office, for inclusion to Community Center or Master Association meeting at least one week prior to meeting date.

There were no comments or questions submitted at this November meeting.

Developer's Report

No developer's report was submitted at this meeting. Melanie Brooks shared that Dennis Duty has now sold all the declarant lots in the Preserve, and so has resigned from this Board. He remains as the President of the Mission Bay Board of Directors as there are five lots yet left to sell in Mission Bay. Ray Beck has agreed to serve on the Mission Bay Preserve Board of Directors to replace Dennis. The Board of Directors for the Preserve now includes Meg Fair, Mark Gelernter, and Ray Beck.

Manager's Report – Community Center

Updates – Melanie Brooks reported that most 2020 projects have been completed. During the past month, the CC fireplace has been repaired, the courts closed, all bids for 2021 have been input to the proposed 2021 Budgets. There is a new flag light on order for the CC flag, and at several member's request, the dented pole will be replaced also. David Coffman offered to assist with the project if needed. There will be an interior window cleaning next week at the Community Center.

Standing Committee Updates – Community Center

Social Committee – Allen Bone reported that the Social Committee has not met recently regarding any upcoming events.

Old Business – Community Center

Tennis Court Renovation- Melanie reported that the renovation of the courts at the Community Center is complete and final bills and lien releases have been submitted to Mission Bay by Jerry Whealon of Whealon Construction Specialties. She thanked all that had participated in the design and work on this project. The first year of play was successful on both the tennis and pickleball courts and appears that the community is taking full advantage of the use of the courts. The cost of the renovation came in considerably less than the \$110,000 borrowed for the project - \$85,525 was the final billing, and the proposed sum requested to return to Glacier Bank from the loan is \$24,475. All funds received from the loan were required solely to be used for the renovation project, so any unused funds will be returned to Glacier and applied against loan principal. Cynthia Hoelscher made a motion that the unused \$24,475 be returned to Glacier Bank and Ralph Brownell seconded the motion. All were in favor and the motion passed.

Community Center Re-Opening – Gary shared that due to recent spikes in COVID, he recommended the Center remain closed. The group concurred and the Community Center will remain closed to groups and events in the Great Room.

New Business – Community Center

Resort Tax Meeting – Melanie shared that the City of Polson will hold an informational virtual meeting via Zoom on November 19th at 3:00 pm for all Mission Bay and Preserve residents regarding the proposed City Resort Tax. The meeting will be led by Ed Meece, new City of Polson manager.

She will send out to the community an invitation and link to the meeting.

MISSION BAY MASTER ASSOCIATION

Manager's Report – Mission Bay Master Association

Melanie Brooks reported that all contracts have been signed for inclusion in the proposed 2021 Budgets. Alpine Landscaping met with the HOA and Tim Delaney to discuss beach improvements and improved maintenance for 2021 – at this time new seeding will be implemented, and adjacent willows given a very healthy trim. Additional weeding, fertilizer and care had already been added to the contract over 2020. Tim would like to explore options for expanded use at the beach as a long-term project. Melanie showed the group some ideas to explore for shaded area at the beach to include awnings over the picnic area. The awnings would be removed in the winter. Warranties would be expected with the awnings. Other ideas for shade include the addition of various trees. As there was interest in exploring this within the group, Melanie will obtain quotes for this addition of awnings. This would be a reserve expense, if added.

Standing Committee Reports – Mission Bay Master Association

CCR Committee – David Coffman shared that there was a notice posted to a red truck parked at the Community Center for more than the 72 hours allowed time. According to new CCR amendments, parking is allowed at the Community Center and adjoining spaces is allowed for 72 hours maximum. David noted that there was concrete and rock at the end of Montana Landing that needs to be picked up. Melanie is working on this removal with Mission Lawn.

Design Review Committee – Gary Goodman shared that there had been a complaint received after the last Steering Committee meeting regarding answers received at the meeting to a resident's questions

brought up at the meeting asking questions regarding the approval protocol for a newly painted home on Hawk Drive. He shared that he had responded to this homeowner and answered her questions. He also said that going through the process of this Design Review and subsequent questions on the color approval process had given a good idea for color approval in the future to the Design Review Committee. All future projects will be required to submit a larger swatch (on a painted board) of the actual paint proposed rather than small sample, to ensure the color approved matches the final painted product. This will also give the homeowner the best vision of what the appearance of the home will be.

Old Business – Mission Bay Master Association

Roger Norgaard had questions regarding the crack-sealing, asking whether we paid for Hawk Drive. Melanie reported that both Hawk and Eagle Drive are done if there is material left at the end of the crack-seal repairs throughout the rest of the community, as it is in the community's best interest to keep all roads in good condition. He said that the large sign off of Mission Bay Drive has been damaged/vandalized and needs repair. Allen Bone shared that there was still work that needs to be done on road repair in the area of Montana Landing, Gallatin and Marias.

New Business – Mission Bay Master Association

Melanie noted that the Roads Reserve Study will be updated in spring of 2021. This will take into account conditions of the roads in Mission Bay and the Preserve and project an adjusted schedule for major and minor repairs for years ahead. The roads in both communities were crack-sealed this year but more work will be necessary for hole and curb repair.

Next Meeting

The next Steering Committee meeting will be held on December 8th, at 9:00 am. This is a closed meeting for the purpose of planning the annual meeting to be held on Saturday, December 12th, via Zoom.

Adjourn

Ralph Brownell made a motion to adjourn the meeting at 10:02 am and Roger Norgaard seconded the motion.

Melanie asked for guidance regarding the announcement of the virtual Zoom meeting to the community. After discussion, it was agreed to send the announcements as usual, with the portion of the community that received dues and newsletter announcements via email to receive the information electronically, while the residents that receive their dues announcements via regular mail to receive this by USPS.

She will set up and provide links to the meeting for all. Each person will need to be set up separately. Instructions will be sent to the community as to how to access. Power points will be used to discuss the proposed 2021 financials.

The meeting was adjourned to a closed executive session to discuss the proposed 2021 budgets.

Steps for Follow-Up

Melanie

1. Send newsletter regarding update on cancellation of events for 2020.
2. Set up and communicate Zoom annual meeting information to all community residents.
3. Communicate City of Polson meeting to all residents
4. Repair flagpole and light.
5. Research cost of shade landscaping at the Mission Bay Beach.

6. Work with Mission lawn to remove rock and concrete left at the end of Montana landing project.

Melanie and Karen

7. Prepare Power Point Presentations for annual meetings.
8. Work with Finance presenters for each community to prepare for presentations at the annual meeting.
9. Send approved check of unused funds back to Glacier Bank from court renovation.