

Unofficial/MEETING MINUTES

Mission Bay Master Association

October 12th, 2021 9:02 am | Meeting called to order by Allen Bone- MB Steering Committee Chairman

In Attendance

Steering Committee: Allen Bone – President, Tim Delaney, David Koerner, Pete Ridgeway
Staff: Melanie Brooks, Karen Swan

October 12th, 2021 Meeting

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

Approval of Minutes

Pete Ridgeway made a motion to approve the September 14th, 2021 Steering Committee meeting minutes and Tim Delaney seconded the motion. All were in favor and the motion passed.

Resident Contributions - Questions or Comments

None presented at this time.

Mission Bay Master Association

Steering Committee Chairman's Report - Mission Bay Master Association

Allen Bone related that the meeting today is only for Mission Bay Master Association and does not include a section for the Community Center, which is now a separate meeting.

Manager's Report – Mission Bay Master Association

Manager's Report - Melanie reported that fall landscaping is mostly complete. Weed treatments, including roadside spraying and a second round of community common areas is complete. There will be some replacement of shrubs in common area plant beds due to removal of dead plants this summer. Crack-fill on community roads has been done and hole-fill, Community Center resurfacing is complete. She shared that bids for 2022 community landscaping services are out and will be submitted to the HOA by the end of the week, to be included for consideration on 2022 bids. . Allen Bone and Tim Delaney are interested in attending when Alpine Design comes in to sign contracts. Karen Swan and Melanie will input selected bids into the draft contracts over the next few weeks, to then bring back to the Boards of Directors for approval.

Standing Committee Updates – Master Association

CCR Committee – Pete Ridgeway, Committee chairman reported there are no pending violations. He plans to do a drive through to check on monument lighting violations.

Design Review Committee – Bergeson's build continues on Hawk Drive, Lot 28, Robinson, on Marias is moving quickly and in compliance. Eggebrecht's Lot 40 home is almost complete, and is currently listed

for sale. Lot 58 has a new owner that may be interested in beginning construction shortly. The two lots in arrears in Mission Bay have been paid off in full. Tim asked about the process to reincorporate a home on Eagle Drive back into the Community Center Association. This is on the CC agenda. The reserve study will be included on the 2022 Mission Bay budget conversation.

Old Business – Master Association

Mission Bay By-Law Revision Update – Pete Ridgeway reported that the By-Laws are out to the Community for a vote. reported on progress on 2021 revisions to the By-Laws and the Articles of Incorporation for Mission Bay. Pete made a motion for a recommendation from the Steering Committee that any changes to future operations of Mission Bay be put on hold until the By-Laws are approved and full Board has been put into place. Tim Delaney seconded the motion. Tim, Pete and David Koerner all were in favor, the motion passed. Allen reminded the group that this is a steering committee recommendation and the Board will take this under advisement. The new expanded Mission Bay Board of Directors will be in place to work on the Mission Bay Operating Budget for 2022. At that time the Steering Committee for Mission Bay will sunset.

Mission Bay Beach Project – Melanie shared that it is important to discuss what the operational contracts should entail for that area for 2022. Tim Delaney shared that a Task force was developed this summer to take a look at the beach and future planning/projects. He suggested the beach task force is currently on hold, but that it will be important to develop a big picture and scope, and break this down into smaller manageable sections.

New Business – Master Association

Financials – The 2022 Draft budgets will be presented and discussed at the next MB Board meeting. There was discussion among the group regarding whether to retain new legal counsel as we move in to 2022. This was in response to overall costs, retainer requirements and potential retirement of the current counsel. The Mission Bay CCR's will be revised in 2022 and will require expertise in this area. Melanie will consult with Clint Fischer, current counsel, as to what his intentions for retirement are in 2022. She suggested conferring with the Boards prior to assessing new legal counsel options.

Next Meeting

The next Steering Committee meeting will be held on Tuesday, October 12th, at 9:00 am. This will be an open meeting.

Adjourn

Allen Bone made a motion to adjourn the meeting and Pete Ridgeway seconded the motion. The meeting was adjourned at 9:48 am.

Steps for Follow-Up

Melanie

1. Prepare all received bids for 2022 Budgets
2. Work with Karen Swan on the Development of the 2022 Draft Mission Bay budget.
3. Consult with Clint Fischer regarding his retirement status.