

MEETING MINUTES

Community Center & Mission Bay Master Association

September 14th, 2021 9:00 am | Meeting called to order by Allen Bone- MB Steering Committee Chairman

In Attendance

Steering Committee: Allen Bone – President, Tim Delaney, David Koerner, Mary Martin, Pete Ridgeway

Mission Bay Board of Directors: Ralph Brownell

Staff: Melanie Brooks, Karen Swan

September 14th, 2021 Meeting

The meeting was called to order by Mission Bay Steering Committee Chairman Allen Bone. This was an open meeting held virtually, via Zoom.

Approval of Minutes

Pete Ridgeway made a motion to approve the August 10th, 2021 Steering Committee meeting minutes and Mary Martin 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. The new Community Center Committee will be comprised of three Board Members from Mission Bay, and two Board Members from the Preserve, per the Mission Bay By-Laws. The initial meeting for the Community Center meeting will be held on September 30th, at 10:00 am as an open meeting.

Manager's Report – Mission Bay Master Association

Manager's Report - Melanie reported that scheduled fall landscaping work is now underway. Weed treatments, including roadside spraying and a second round of weed control will be applied in common areas. 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 will be completed over the next few weeks. She shared that requests for bids, for 2022 community landscaping services will go out this week, to be submitted to the HOA by October 15th, 2021. Allen Bone and Tim Delaney are interested in attending when Alpine Design comes in to sign contracts. The beach task force is on hold, but it is important to discuss what the contract should entail for that area for 2022. Tim Delaney reported that a Task force was developed this summer to take a look at the beach and future planning/projects.

Standing Committee Updates – Master Association

CCR Committee – Pete Ridgeway, Committee chairman reported that the real estate signs have come into compliance and boat issues on Klondike were resolved. He does not know of any other outstanding issues.

Design Review Committee – Dan and Sheri Muller on Hawk Drive have completed their home and landscaping, and have received the final approval from the Design Review Committee. The \$2,500 compliance deposit has been refunded to them. Bergeson's build is underway on Hawk Drive, Lot 28, Robinson, on Marias is moving quickly and in compliance. Tim recommended reviewing the current color palette for Mission Bay, to keep up with trends and compliance. Lot 40 construction continues and is now offered for sale.

Social Committee – Allen reported the Social Committee will be meeting soon. At this time no fall event is planned, but the December Christmas Luncheon is scheduled to be held in the Community Center great room at this time.

Old Business – Master Association

Mission Bay By-Law Revision Update – Pete Ridgeway reported on progress on 2021 revisions to the By-Laws and the Articles of Incorporation for Mission Bay. He shared new proposed revisions to the Articles of Incorporation, including the more expanded 2010 version. All declarant language will be removed. There was discussion with the Steering Committee members as to the changes necessary, and term limits for all members. Clint Fischer, legal counsel, will prepare the final documents. Pete will now bring the documents to legal counsel for preparation, prior to sending the full community for a vote of approval.

Board Decision-Making – The discussion was raised as to when votes from the whole community are required for special projects or assessments that involve large funds, and whether to add language to this effect to the By-Laws. Community voting has been done for all major projects in the past. Pete recommended this language be addressed and considered for addition to the CCR revision, rather than the By-Laws. It was agreed, and this will be re-addressed when the CCR document is revised.

Board of Director's Report – Mission Bay Master Association

Ralph Brownell discussed steps that will be taken in the new, expanded Board formation, once the By-Laws are approved. At this point, the current Steering Committee will be dissolved. The Board will expand by appointment until the June 2022 annual meeting, where 5 new Board members will be elected.

New Business – Master Association

Email Addresses - Tim Delaney asked about the possibility of obtaining Mission Bay email addresses for each Board member.

Financials – Karen Swan shared that she met with Ryan Gage, CPA regarding accounts receivable questions. In response to reporting questions from David Koerner, she will add a line on the report to reflect pre-paid accounts. Also, interest charges should be defined in covenants. He also recommended taking a look at reserve funds that may be available to pay down debt. It was agreed that the reserve studies are due for an update across the board.

Karen shared year to date financials (first half) through June 30th, 2021.

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

Tim Delaney made a motion to adjourn the meeting and Ralph Brownell seconded the motion. The meeting was adjourned at 10:23 am.

Steps for Follow-Up

Melanie

1. Complete 2021 Community Center and Master Association projects outstanding.
2. Assist the By-Law Task force in preparing revised documents.
3. Prepare all received bids for 2022 Budgets
4. Work with Karen Swan on the Development of the 2022 Draft Mission Bay budget.