

MEETING MINUTES

Mission Bay Preserve Board of Directors

August 9th, 2021 3:00 pm | Meeting called to order by Meg Fair- MBP Board of Directors President

In Attendance

Preserve Board of Directors: Meg Fair – President, Mark Gelernter-Vice President, Rod McRae, Lynn McNamer, Don Wallace

Preserve Residents: Mary Williams, Lance Boen, Jennifer Boen, George Ross, Cynthia Ross, Cindy Dunshee, Bob Gorder, Sue McCormick, Anais Starr, Laura Burrowes, Connie Muller, Jamie Seguino, Dave Rittenhouse, Linda Stoverud, Dale Stoverud

Staff: Melanie Brooks, Karen Swan

August 9th, 2021 Meeting

The meeting was called to order by Mission Bay Preserve Board President Meg Fair. This was an open meeting held at the Mission Bay Community Center.

Approval of Minutes

This is the first Preserve meeting with new Board of Director members, so there are no minutes to approve at this time. Voice recording of each Board meeting will also be available by appointment at the Homeowners Association office.

Mission Bay Preserve

New Board of Directors Welcome – Meg Fair, Preserve Board President, welcomed residents as well as returning and new members to the Mission Bay Preserve Board of Directors. The members of the Preserve Board, and their terms, will be Don Wallace, 3-year term, Lynn McNamer, 2-year term, Rod McRae, 2-year term. Returning members Mark Gelernter and Meg Fair have term expirations in December of 2022 and 2021 respectively. (3 -3-year terms and 2 - 2-year terms for Board members are required per the new By-Laws)

Board of Directors positions – Meg Fair will continue as Board President at this time and Mark Gelernter as Vice President. Don Wallace agreed to serve as Board Treasurer, and Rod McCrae as Secretary. Lynn McNamer made a motion to approve Rod McRae as Secretary and Mark Gelernter seconded the motion. All were in favor and the motion passed. Rod McRae made a motion to approve Don Wallace as Treasurer and Mark seconded the motion. All were in favor and the motion passed.

Meg shared that there are also two representatives to the Mission Bay Steering Committee meetings for the Community Center that need to be elected. Dave Rittenhouse and Meg Fair currently represent the Preserve in this capacity. Dave and Meg are willing to continue serving in this capacity as Mission Bay works through defining their governance and committee roles.

Meg shared that the intention is to hold regular Board meetings open to the Preserve community as much as possible.

According to the new By-Laws, at least one Board member needs to serve on each standing committee. Mark Gelernter represents the Board in serving on the Design Review and Social Committees. There was discussion as to whether a standing finance committee was necessary going forth, or whether this function would be better served done as a task force. Sue McCormick cautioned against what can happen with too many committees. The By-Law task force had recommended the dissolution of the Finance and Steering Committees.

It was discussed and agreed that Don Wallace, as Treasurer, will take over the lead role on Finance in lieu of having a separate Finance Committee. Lynn McNamer and Jamie Seguino have also volunteered to assist with finance as necessary. Don requested a copy of the current Reserve Studies for the Preserve and Community Center, in preparation for budget planning for 2022. This will include the Road study. Greg McCormick shared that he had a discussion with Dan Eastman of Treasure State Concrete recently and Dan had advised that he considered the Preserve roads in very good shape. Greg suggested we consider utilizing Dan as a consultant as the Road reserve is refreshed.

Opening Comments

Organizational Chart – Mark Gelernter had prepared and presented to the group a clear organizational chart showing the relationships among both Mission Bay and the Preserve Boards, Committees, and staff.

Old Business

Current Reserve Projects

Canoe House Discussion – Mark shared history of the task force currently working on options for additional watercraft storage. Ginny DuBruca and Greg McCormick have been working on various ideas to add additional, more efficient storage for watercrafts. Mark has assisted in the discussion – the intent is to take into account wetland tribal governance, strategic utility of new, additional building(s), and that there would be enough additional storage to accommodate all Preserve resident lots. There was discussion among the group as to whether the gazebo currently at the beach is a factor in the revisions, and the estimated costs. Mark will put together the task force scope for go-forward study.

Preserve Pond Discussion – Melanie Brooks reported on the current state of the Preserve Pond, with comments also from Dave Rittenhouse, who has researched water flow and regulation to the pond via field study. Among several concerns, there are four aerators in the pond that have been working sporadically over the past two years and one of the pumps has been replaced, as well as aerator line. Melanie recommended that as it has been 6-7 years since the pond was addressed in a significant way, a new study on the pond be done in the upcoming year. Rod McCrae offered to lead this study and explore the scope of what needs to be done.

New Business

CCR Task Force – Meg related that there is much work to be done to the CCR's, to update this document, now that the By-Laws revision has been completed. Dave Rittenhouse suggested the CCR revision be put on hold until 2022, as there is significant re-writing to do, other projects in the works, and recommended not rushing to complete this project by the December 2021 annual meeting, as originally suggested. There was discussion among the group and it was agreed to hold off on this project until the next fiscal year.

Mission Bay and Preserve Shared Facilities Discussion- Meg reported that this is a significant current project/concern, as the Preserve currently pays the same dues per lot as each Mission Bay member, but the Preserve HOA is not on the current deed to the Community Center and facilities, and ownership of the facilities is not recorded for the Preserve. Legal counsel is working on making this document reflect both communities' ownership fairly. Mark Gelernter discussed the current thought to have a shared facilities document drafted, in order to ensure fair representation as to how the Community Center facilities and events are governed, from each community. The pending Pool Party was discussed as an example of mis-governance, in terms of decisions as to whether this event should be held, given new Covid concerns. A straw poll was taken among the group as to whether members were in favor of holding the party or not, due to these Covid concerns. There were several votes on both sides of the poll.

Glyphosate Task Force – Meg introduced Anais Starr, who is looking to head a task force on the study of how glyphosate weed spray is currently used in the community, and potential alternatives, to alleviate associated health risks. Members can contact Anais directly if interested in working with her on this study.

Comments from the Audience

Next Meeting

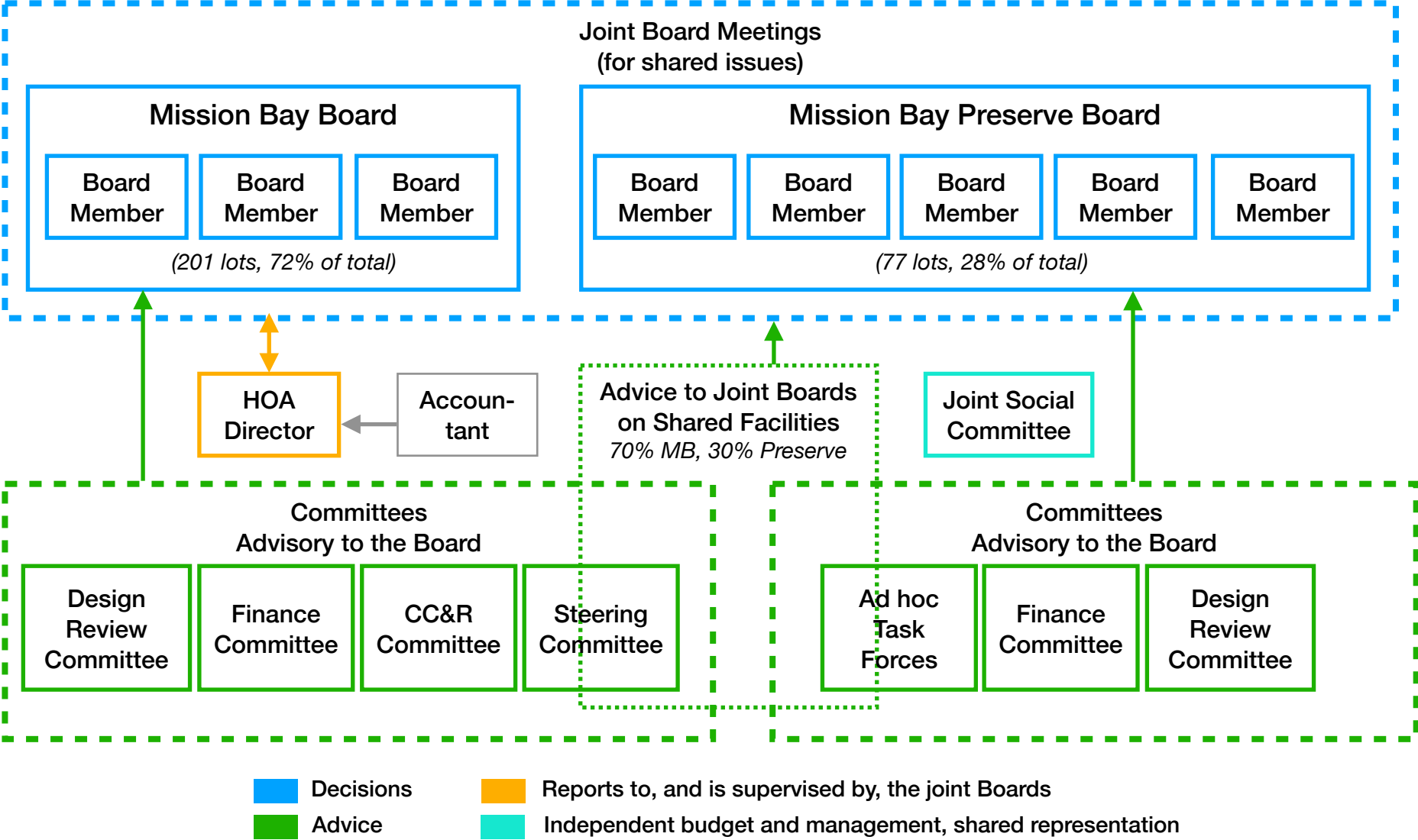
The next Preserve Board meeting will be held on Monday, September 13th, at 10:00 am. This will be an open meeting.

Adjourn

The meeting was adjourned at 4:35 pm.

Attachment: Mission Bay & Preserve Organizational Chart

Mission Bay and Mission Bay Preserve HOA Organizational Chart



Design Review Committees established in Bylaws; Social Committee independent; all other committees established by Boards