

Unofficial/MEETING MINUTES

Mission Bay and Preserve Boards of Directors

August 20th, 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- Secretary, Lynn McNamer, Don Wallace - Treasurer

Mission Bay Board of Directors: Ralph Brownell – President, Gary Goodman – Vice President, Allen Bone - Secretary

Staff: Melanie Brooks, Karen Swan

August 20th, 2021 Meeting

The meeting was called to order by Mission Bay Preserve Board President Meg Fair. This was an open meeting held virtually, via Zoom.

Approval of Minutes

No Minutes were presented at this meeting.

Shared Ownership of Facilities

Documentation – Mission Bay and Preserve Boards are currently developing Joint Ownership documents for the Mission Bay Community Center.

Don Wallace requested clarification on loan documents, confirming whether or not the Preserve is on the deed, and mortgage. The original documents including the Mission Bay CCR's and the CC mortgage presently only have Mission Bay HOA listed as owner.

There was discussion among the group that joint ownership needs clarification in regards to all documents affected. Melanie will check with Glacier Bank and Clint Fischer regarding the current mortgage and any adjustments necessary to ensure both communities are represented fairly and correctly on the documents.

Deed Recording – Clint Fischer, legal counsel, will work on preparing new documents to include joint ownership for Mission Bay and the Preserve for both Community Center property and the Hawk Drive Entrance Area Property. The entrance area is in need of a new survey and Mark Carstens will do this work for the communities.

Joint Facility Governance – Meg reported that the current arrangement with the MB Steering Committee is not in full compliance with the Mission Bay CCR's – the language in the current CCR's states the Community Center committee shall have 3 MB representatives and 2 Preserve representatives. There was discussion regarding coming in to compliance with the CCR's and electing this committee per the CCR regulations. It was agreed that the new Community Center committee may allow for more transparency through holding separate CC meetings open to both community's homeowners to attend and participate, with questions, comments, and concerns. Ideally the meeting would be held on a separate day than Master Associations, for most clarity. The group agreed the CC committee could

be initially comprised of selected Board members representing each community as defined in the CCRs, to be in compliance immediately. The role of the committee also was discussed in regards to decision-making capabilities; the CCRs allow for the development of rules and regulations for the CC through this committee. It was also discussed and agreed that for larger issues, or divisive issues at the CC Committee level, concerns could continue to be put to the full community membership in addition to the Boards.

Mark Gelernter- Preserve made a motion that we come in to compliance with the Mission Bay CCRs and that Mission Bay will appoint 2 members and MB appoint 3 members to an initial Community Center Committee, with the expectation that the members of this committee will report back to their respective Boards. Gary Goodman – Mission Bay, seconded the motion. Each Board shall vote separately on the motion. Lynn McNamer seconded the motion for the Preserve Board. All members were in favor from the Mission Bay Preserve Board. All were also in favor from the Mission Bay Board.

Board of Directors Response

New Covid 19 Concerns – Board response to the following concerns were discussed.

Community Center temporary closure and re-open dates were discussed.

It was agreed that it was up to individual members to assess their own risk and the Community Center will be re-opened. The HOA will continue to suggest and recommend precautions with cleanliness, providing masks and sanitizer, and to continue to provide additional weekly cleanings. As dues-paying members, individuals have personal choice and should be allowed to utilize the facilities at their own risk. It was agreed that the Community Center will be re-opened at this time but that meetings and social events will not be held in the Center at this time. Meetings will be held via Zoom for the near future.

Old Business

None presented

New Business

Defibrillator – The defibrillator at the Community Center is obsolete and needs to be replaced. The cost for replacement is approximately \$ 1,800. This would come from the Community Center reserve. Allen made a motion to approve replacement of the defibrillator and Gary seconded the motion. All Mission Bay members were in favor and the motion passed. Don seconded the motion for the Preserve and all were in favor. The motion passed for the Preserve. Melanie would order the new unit and would like to offer a training session on this new unit for homeowners. She will organize this with Allen Bone, who has done this training in the past

Closed Session for the Preserve – to elect CC Committee members

Next Meeting

The first Community Center Committee meeting will be held on Tuesday, September 14th, at 2:00 pm.

Adjourn

The meeting was adjourned at 4:26 pm.