

MEETING MINUTES

HOA Community Center Committee

Tuesday, January 11th, 2021 4 pm | Virtual Meeting called to order by Meg Fair- CC Committee President

In Attendance

Community Center Committee: Meg Fair – Chairman, Allen Bone, Ralph Brownell, Gary Goodman, Lynn McNamer

Staff: Melanie Brooks, Karen Swan

Board Members Preserve: Jamie Seguino

Mission Bay & Preserve Homeowners: Sue and Greg McCormick, Monty Schmidt

January 11th, 2021 Meeting

The meeting was called to order by Community Center Committee President Meg Fair. This was an open meeting held virtually, via Zoom.

Approval of Minutes

Meg Fair noted that the December 7th 2021 Board of Directors Meeting was closed, in preparation for the annual meeting on December, so there are no minutes.

Manager's Report – Community Center

Manager's Report – One of the first projects will be the re-design of the HOA website, planned to be completed in February-March 2022. She said it is expected that the new design will be visually updated and more importantly, the intent is to improve functionality and ease of use for homeowners. A significant amount of information needs to be easily accessible specifically for each community. Each Community will have their own pages to easily access, and one common section with the Community Center. The Mission Bay and Preserve Meeting and Record Books are also being updated. These may be viewed by homeowners upon request and appointment.

She also noted that all contracts are being confirmed with the vendors, so that all services are confirmed, clear and understood. Undeveloped lot owners will be contacted also to confirm their landscaping maintenance plans for their lots.

There are several lighting electrical issues being addressed by Clearwater Electric, waiting for parts on order, including the flagpole at the Community Center.

Committee Updates – Community Center

Social Committee – Allen Bone reported the Social Committee has removed the Holiday decorations. He shared that the latest discussion among the Social Committee is that the first return event will be on Cinco de Mayo, as it is held outside.

Old Business – Community Center

Joint Ownership documents – Meg shared that the HOA is waiting for the survey to be completed at the front of the Mission Bay property for both documents to be drawn up to be signed together. There is a holdup on the survey from Carstens – this needs to be completed and submitted to legal counsel.

Year-End Community Center Financials – Karen discussed with the committee how to structure carry forward money from year to year, and the options for reporting the funds. Everyone agreed documentation is important regardless of how the funds are shown. Meg recommended each Board Treasurer assist in addressing this issue. Ralph will do this as Mission Bay will not have a Treasurer until the June Board election. Karen will also contact Ryan Gage, outside CPA consultant.

New Business – Community Center

Strategic Planning for the Community Center - Meg reported that there will be changes taking place at the end of 2022 regarding office use space as relates to the Mission Bay Real Estate Lease that makes this a good time to focus on a strategic committee with a Board member from each community Board participating on the committee. Ralph suggested this committee request input from the whole community as to how the space should best be used, prior to plan development. A second committee could be formed for structural planning based on the ideas. There was discussion as to how best this information should be obtained, and also, how the income from the real estate lease may be replaced. Ralph will organize a committee for the initial discussion. There will be a special meeting in February to discuss results.

Clubhouse Reserves – Allen Bone asked about updating the Clubhouse reserve studies. Meg agreed that it was necessary especially in light of the Strategic Planning taking place. Reserve planning and use of funds will be integral to this project as well as other Community Center projects on the horizon.

Homeowner Questions or Comment

Monty Schmidt asked whether there was an option to collect any additional activity dues for the Community Center from the Immanuel Lutheran project. All agreed it was too soon to address, as construction is several years out.

Next Meeting

The February Community Center Committee meeting will be specific to the presentation of strategic planning for the Community Center. There is no March meeting scheduled for the Community Center.

Adjourn

Meg Fair adjourned the meeting at 4:54 pm. She reminded everyone to suggest/add agenda items at least one week prior to the next meeting date.

Steps for Follow-Up

Melanie

1. Obtain Carstens survey for joint ownership documents.
2. Ensure bids are signed for 2022 Community Center budget.
3. Continue to follow up with Clint Fischer in preparation of the Joint Ownership documentation as survey is complete.
4. Finalize order for the new Winter pool cover.