

# MEETING MINUTES

## HOA Community Center Committee

*Tuesday November 9<sup>th</sup>, 2021 4 pm | Virtual Meeting called to order by Meg Fair- CC Committee Chairman*

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### In Attendance

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

**Staff:** Melanie Brooks, Karen Swan

**Board Members Preserve:** Don Wallace, Jamie Seguino

Board Members Mission Bay: Pete Ridgeway, Tim Delaney

**Mission Bay & Preserve Homeowners:** Ray Beck, Sue McCormick, Sandie Hammer, Mary Williams

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### November 9<sup>th</sup>, 2021 Meeting

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

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### Approval of Minutes

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Meg Fair asked for approval of the Thursday, September 30<sup>th</sup> meeting of the Community Center Committee minutes. Ralph Brownell made a motion to approve the minutes and Gary Goodman seconded the motion. All were in favor, and the September 30<sup>th</sup> meeting minutes were approved as written.

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### Community Center Committee

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**Defining the Scope of the Community Center Committee –** Meg shared that as per the current Mission Bay CCR's - (CCR's Article X. Section C. Administration): ...Such property shall be controlled and administered by the Community Center Committee established by this Section for the use, benefit and enjoyment of the Owners of real property subject of this Restated Declaration and the Owners of real property located in Mission Bay Preserve....All actions of the Community Center Committee shall be taken by majority vote of its members.

Ralph Brownell said the scope of the committee includes the authority/ power to make decisions within the scope of the Community Center – for administrative, facility and implementation of operating budget functions. Outside this scope the Boards would be included for approval. Gary Goodman recommended that if a project or action is in the budget and approved, work should be allowed to proceed without going back to the joint Boards again.

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### Manager's Report – Community Center

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**Manager's Report –** Melanie Brooks reported that 2021 CC projects have been completed and project focus is now on planning for 2022. All bids have been selected for the 2022 season. The pool and spa and courts are closed for the winter. The defibrillator ordered to replace the older version in the Great Room is on back-order until mid-November. Allen Bone checked the current unit and it is functional, so it will remain in place until the new unit arrives.

**Court Crack Repair** - She shared information regarding the concerns for small cracks at concrete seams on the tennis, pickleball courts, that appeared after the new surfaces were installed. Kochs in Bozeman has a suggested repair substance for this but they suggest considering carefully prior to patching with it, as the color will be different from the current court surfaces. The cracks are not considerable – Kochs reported that it is natural for the surface to split along the concrete seams - and after discussion, the group elected to monitor the cracks for future erosion. Kochs also suggested that dependent on use, the court surfaces be replaced every 6-7 years.

**Community Center proposed survey-** Melanie shared that at the last CC meeting, the potential for an informational survey of homeowners was discussed, to learn more about what residents would like to see going forward at the Community Center. As this is a significant topic, she suggested it may be too soon for such a survey. Gary Goodman suggested that the survey would need to be much more specific/quantitative before initiating. He had ideas on a resident or two interested in working in this capacity. There was discussion on this topic and agreed that as a strategic plan is developed for the future use of the building, amenities offered, and grounds, this would be the time to initiate the survey. It was also agreed to have this as an open discussion at the annual meeting in the spring.

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### Committee Updates – Community Center

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**Social Committee** – Allen Bone reported the Social Committee made the decision to cancel the Christmas luncheon, planned for Wednesday, December 15<sup>th</sup>. The Social Committee will, however, go ahead with decorating the Community Center for Christmas, and will plan to meet at the Community Center at 2 pm on Sunday December 5<sup>th</sup> to put up the trimmings. They plan to go to MacKenzie restaurant when finished, and all are welcome to join in.

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### Old Business – Community Center

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**Social Memberships** – Meg shared that there are several homes that were not part of the MB development initially that would like to participate in the MB community. The Boards came up with a social membership several years ago for these homeowners. This involved a deposit and a monthly fee – the monthly deposit is returned after 5 years of continual payments. Community Center facilities, activities and social events are included in this membership. There are two households presently that are taking part in this program.

**Homeowners without Community Center memberships** – Meg reported that there are homeowners that are part of Mission Bay currently that are not part of the Community Center. (there are three lots) – They pay Mission Bay dues but do not pay to be part of the Community Center. This was initially how these lots were sold. One of the owners is now interested in joining the CC, but legally there is description on the title that says the lot does not come with this membership option. One option that was discussed was to have homeowners currently without CC memberships research their title and come to the Board with information on language that would need to be changed on their title to allow for CC membership. It was agreed that the onus would be on the interested member to research, and take responsibility for any legal fees, but that the Community Center Committee was interested in allowing them to join the HOA as full members in the future.

**Mission Bay Real Estate Office** – Gary Goodman shared that the Mission Bay Board of Directors had voted to approve (with two dissensions) the increase in rent to \$1,000 per month, based on a 2022 yearly lease, for the Mission Bay Real Estate Office. There was discussion as to hosting the real estate company going forward and whether this will be a legally viable option.

**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.

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## New Business – Community Center

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**2022 Community Center Draft Budget** - Meg reported that the Community Center Executive committee met on November 3<sup>rd</sup> to go through the budget line by line and this draft budget will now be sent to each individual Board for approval, prior to posting. This draft will then be sent to the homeowners and presented at the annual meeting on December 11<sup>th</sup>. There was no dues increase recommended. Ralph brought up the option to explore investing reserve funds in the future, for more return on funds not immediately needed for major projects. Tim Delaney suggested that to retire debt at 5% would be an option to consider. Lynn McNamer suggested the HOA carefully consider investment options and costs prior to making this investment.

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## Homeowner Questions or Comment

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None presented at this meeting.

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## Next Meeting

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The next Community Center Committee meeting will be held on Tuesday, December 7<sup>th</sup> at 4:00 pm. The Mission Bay Master Association Meeting will be on Tuesday morning at 9:00 am on December 7<sup>th</sup>, and the Mission Bay Preserve Board will hold their meeting on Monday, December 6<sup>th</sup> at 10:00 am. All three will be closed meetings for the purpose of planning annual meeting presentations for Saturday December 11<sup>th</sup>. Community Center and Preserve meetings will be via Zoom for health and safety, and for residents traveling in the winter. Mission Bay will host the annual meeting at the clubhouse.

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## Adjourn

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Meg Fair adjourned the meeting at 4:58 pm. She reminded everyone to suggest/add agenda items at least one week prior to the next meeting date.

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## Steps for Follow-Up

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Melanie

1. Complete 2022 Community Center budget planning.
2. Prepare all received bids for 2022 Community Center budget.
3. Continue to follow up with Clint Fischer in preparation of the Joint Ownership documentation.
4. Work with Karen Swan on the Development of the 2022 Draft Mission Bay CC budget.
5. Contact homeowners interested in Community Center membership.