

# MEETING MINUTES

## HOA Community Center Committee

Tuesday November 9<sup>th</sup>, 2021 4:00 pm | Virtual Meeting called to order by Meg Fair- CC Committee Chairman

### In Attendance

**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

### November 9<sup>th</sup>, 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 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.

### COMMUNITY CENTER COMMITTEE

**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 committee has the power to make decisions within the scope of the Community Center – for administrative and operating budget implementation functions.

### Manager's Report – Community Center

**Manager's Report** – Melanie Brooks gave a brief update on 2021 project completion. The pool and spa are closed for the season; the courts will stay open as long as weather allows. 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 this 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 5-7 years.

The pool cover planned to be replaced this season will move forward to the 2022 season – this will be a CC reserve expense.

**Community Center proposed survey-** Melanie shared that at the last CC meeting, a 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. There was discussion on this topic and agreed that as a strategic plan was developed for the future use of the building, amenities offered, and grounds, this would be the time for the survey. It was also agreed to have this as an open discussion at the annual meeting.

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## Standing Committee Updates – Community Center

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**Social Committee** – Allen 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, decorate 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 for pizza when finished, and all are welcome to join in.

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## Old Business – Community Center

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### **Budget Planning 2022 –**

A closed Community Center Committee financial meeting for the purpose of planning the 2022 CC Budget was held on Wednesday, November 3<sup>rd</sup>, at 10:00 am. Meg reported that the draft budget would be shared with both Mission Bay and Preserve full Boards for approval, prior to posting. Some of the highlights to approve included the increase of the monthly lease fee for Mission Bay Real Estate to \$1,000 per month, from \$500, on a one-year lease, agreement to have homeowners currently without CC memberships to 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, and legal fees, but that the Community Center Committee was interested in allowing them to join the HOA as full members in the future.

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## New Business – Community Center

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## Resident Contributions - Questions or Comments

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## Next Meeting

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The next Community Center Committee meeting will be held on Tuesday, November 9<sup>th</sup>, at 4:00 pm. This will be an open meeting.

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## Adjourn

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Meg Fair adjourned the meeting at 11:34 am. 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 2021 Community Center projects outstanding.
2. Prepare all received bids for 2022 Community Center budget.
3. Prepare informational survey regarding Community Center
4. Contact the court contractor to advise on crack repairs.
5. Continue to follow up with Clint Fischer in preparation of the Joint Ownership documentation.

6. Work with Karen Swan on the Development of the 2022 Draft Mission Bay CC budget.