





Mission Bay Master Association

HOA Annual Budget Meeting

Saturday, December 11, 2021 10:30 am

Mission Bay Homeowners Association

Mission Bay Master Association

Order of Business

- ▶ Call of Roll
- ▶ Proof of Due Notice
- ▶ Approval of 2021 Summer Meeting Minutes

- ▶ Board of Directors Financial Presentation

- 2021 Budget Recap
- Presentation of 2022 Proposed Budget

- ▶ Committee Reports
 - CCR Committee
 - Design Review Committee
- ▶ Old/New Business

- ▶ Looking Ahead
- ▶ Questions and Comments from the Audience

- ▶ Adjournment

Mission Bay Master Association 2022 Proposed Budget - Process



The Board of Directors signs the final budget after the winter annual meeting

Mission Bay Master Association

2022 Budget Committees

Mission Bay Board of Directors

Ralph Brownell – President
Gary Goodman – Vice President
Allen Bone – Secretary
Tim Delaney
David Koerner
Mary Martin
Pete Ridgeway

Community Center Committee

Ralph Brownell – CCC Vice President,
Mission Bay
Gary Goodman – Mission Bay
Allen Bone – CCC Secretary, Mission Bay
Meg Fair – President, Preserve
Lynn McNamer - Preserve

Mission Bay Master Association 2021 MB Budget -Recap

Presented by:

Ralph Brownell

Mission Bay Board of Directors President

Mission Bay Master Association

2021 MB Budget - Recap

2021 Projected YE Totals (11/10/2021)

	<u>BUDGET</u>	<u>ACTUAL</u>
Total Revenues	\$120,446	\$ 154,758
Total Expenses		
General & Admin	\$ 9,085	\$ 8,618
Maint.-Landscape/Grounds	\$ 38,474	\$ 37,684
Maintenance-Streets	\$ 3,000	\$ 3,000
Maintenance -Snow	\$ 12,300	\$ 11,150
Utilities	\$ 800	\$ 610
Contribution Maint. Reserve	\$ 26,268	\$ 6,235
Contribution Roads Reserve	\$ 19,104	\$ 19,080
Contribution Snow Reserve	\$ 7,164	\$ 7,164
Total Expenses	\$ 116,195	\$ 113,541
Carry Forward		\$ 3,000
Revenue in Excess (short) of Expense	\$ 4,251	\$ 38,217

Mission Bay Master Association

2021 Reserve Fund Recap

Planned Expenditures

	<u>BUDGET</u>	<u>ACTUAL</u>
■ Dock Area Erosion Abatement	\$ 1,000	
■ Dock at Mission Bay various maintenance	\$ 1,500	
■ Dock Area Landscaping	\$ 5,000	
■ Gazebo – repair & maintenance	\$ 1,500	
■ Landscaping repairs, various	\$ 3,700	
■ Village Sidewalks –minor repairs	\$ 3,900	\$ 4,950
■ Master Association documents - legal	\$ 5,000	\$ 1,041
■ Roads Repair	\$ 7,696	\$ 5,500
■ Snow	\$ 3,000	
TOTAL	\$ 30,296	\$11,491

Mission Bay Master Association

2021 Reserve Fund Recap

Planned Expenditures – only if necessary

	Actual	
■ Buried Water Lines	\$ 3,000	\$ 0
■ <u>Mission Bay Sign</u>	<u>\$ 3,000</u>	<u>\$ 0</u>
1. Only if necessary - expenditure sub-total	\$ 6,100	\$ 0
2. Planned Expenditure sub-total	<u>\$ 30,296</u>	<u>\$11,491</u>
Total Reserve Expenditures	\$36,396	\$11,491



SNOW

Mission Bay
Homeowners
Association



MISSION BAY MASTER ASSOCIATION

2021 recap SNOW REPORT

SNOW REMOVAL ACTUAL EXPENSE 2021 FROM OPERATING BUDGET & RESERVE

▶ 2021	BUDGET	ACTUAL (through 11/10/2021)
▶ MAILBOXES	\$ 2,000	\$ 720
▶ STREETS	\$ 10,000	\$ 6,746
▶ DE-ICING	\$ 300	\$ 240
▶ RESERVE	\$ 3,000	\$ 0
▶ TOTAL	\$ 15,300	\$ 5,880



10 YEAR SNOW EXPENSE 2011 - 2021

YEAR	Operating	Reserve	total	% of 10 Year Total
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▶2011	\$ 4,600	none	\$ 4,600	3.9%
▶2012	\$ 5,400	none	\$ 5,400	4.6%
▶2013	\$ 5,400	none	\$ 5,400	4.6%
2014	\$ 5,630	\$ 1,196	\$ 6,826	5.9%
▶2015	\$ 5,650	\$ 1,015	\$ 6,665	5.9%
▶2016	\$ 5,650	none	\$ 5,650	4.8%
▶2017	\$ 5,650	\$23,681	\$29,331	25.2%
▶2018	\$ 8,500	\$ 6,235	\$14,735	12.6%
▶2019	\$10,000	\$15,280	\$25,280	21.7% (60 % 2017-2019)
▶2020	\$ 5,880	none	\$ 5,880	5.0%
▶2021	\$ 6,746	none	\$ 6,746	5.9 %

10 YEAR

TOTALS	\$69,106	\$ 47,407	\$116,513	100%	■	\$41,339 current snow reserve
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Mission Bay Master Association 2022 Proposed Budget

Presented by:

Ralph Brownell

President

Mission Bay Board of Directors

Mission Bay Master Association

2022 Proposed Budget

2022	BUDGET	
Total Revenues	\$125,297	(includes \$3,000 carry-forward 2021)
Total Expenses		
General & Admin	\$ 9,085	
Maint.-Landscape/Grounds	\$ 39,666	
Maintenance-Streets	\$ 3,000	
Maintenance - Snow	\$ 12,300	
Utilities	\$ 800	
Contribution Maint. Reserve	\$ 27,192	
Contribution Roads Reserve	\$ 9,776	
Contribution Snow Reserve	\$ 7,416	
Total Expenses	\$119,235	
Carry Forward	\$ 3,000	
Revenue in Excess (short) of Expense		\$ 6,062

Mission Bay Master Association 2022 Budget Highlights

INCOME

\$ 0 No increase in dues for 2021 per lot, per month

Dues Breakout

\$ 49 total, per lot per month

- \$ 27 for operating expenses
- \$ 22 for maintenance, road and snow reserves

Mission Bay Master Association 2022 Proposed Budget - DUES

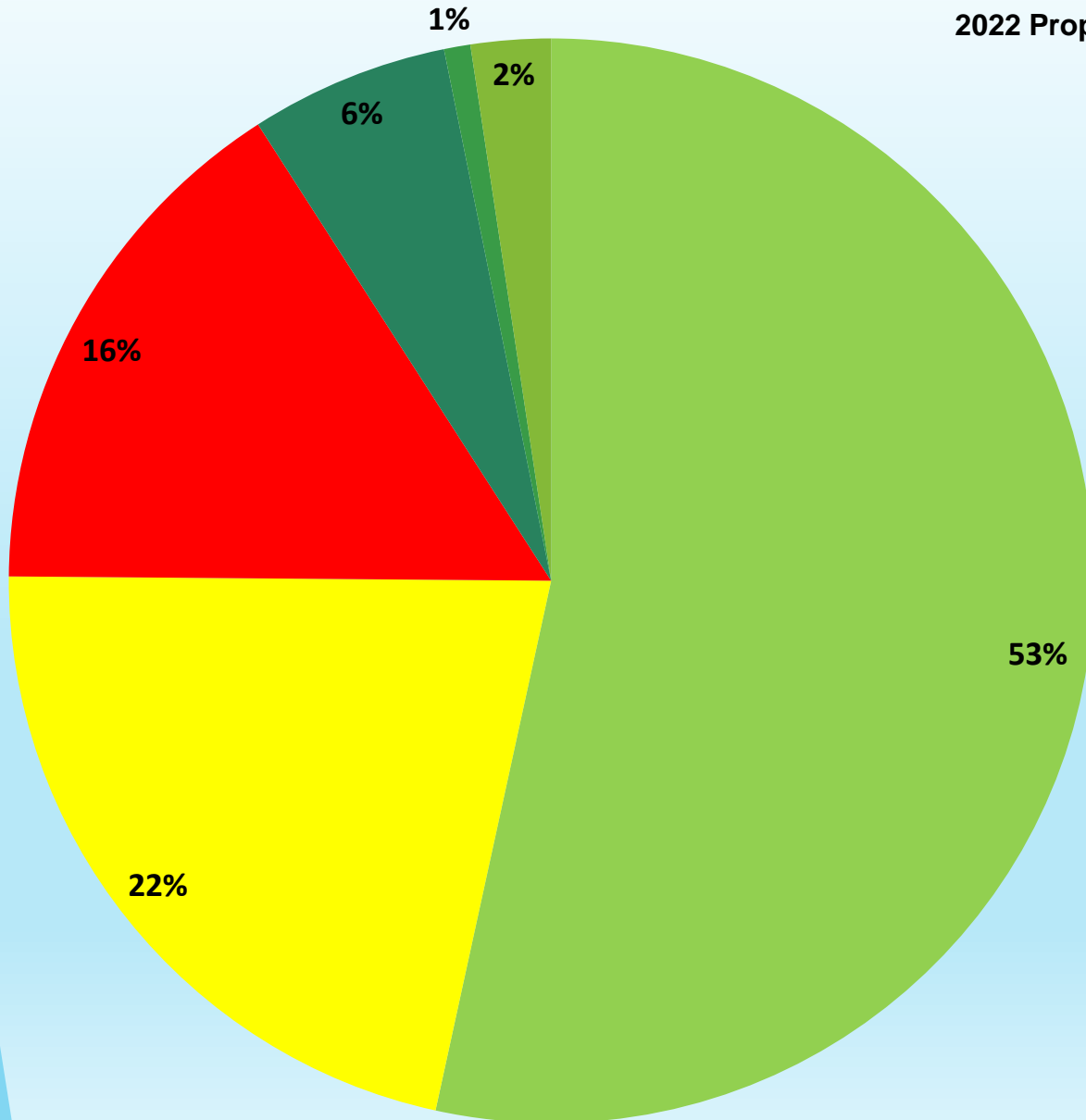
Total Dues Breakout (no increase over 2021)

General Dues Community Center	\$66
Reserve Dues Community Center	<u>\$10</u>
Subtotal	\$76

Mission Bay Master Association Dues	\$27
Mission Bay Master Association Reserve	\$11
Mission Bay Master Association Roads Reserve	\$ 8
<u>Mission Bay Master Association Snow Reserve</u>	<u>\$ 3</u>
Subtotal	\$49

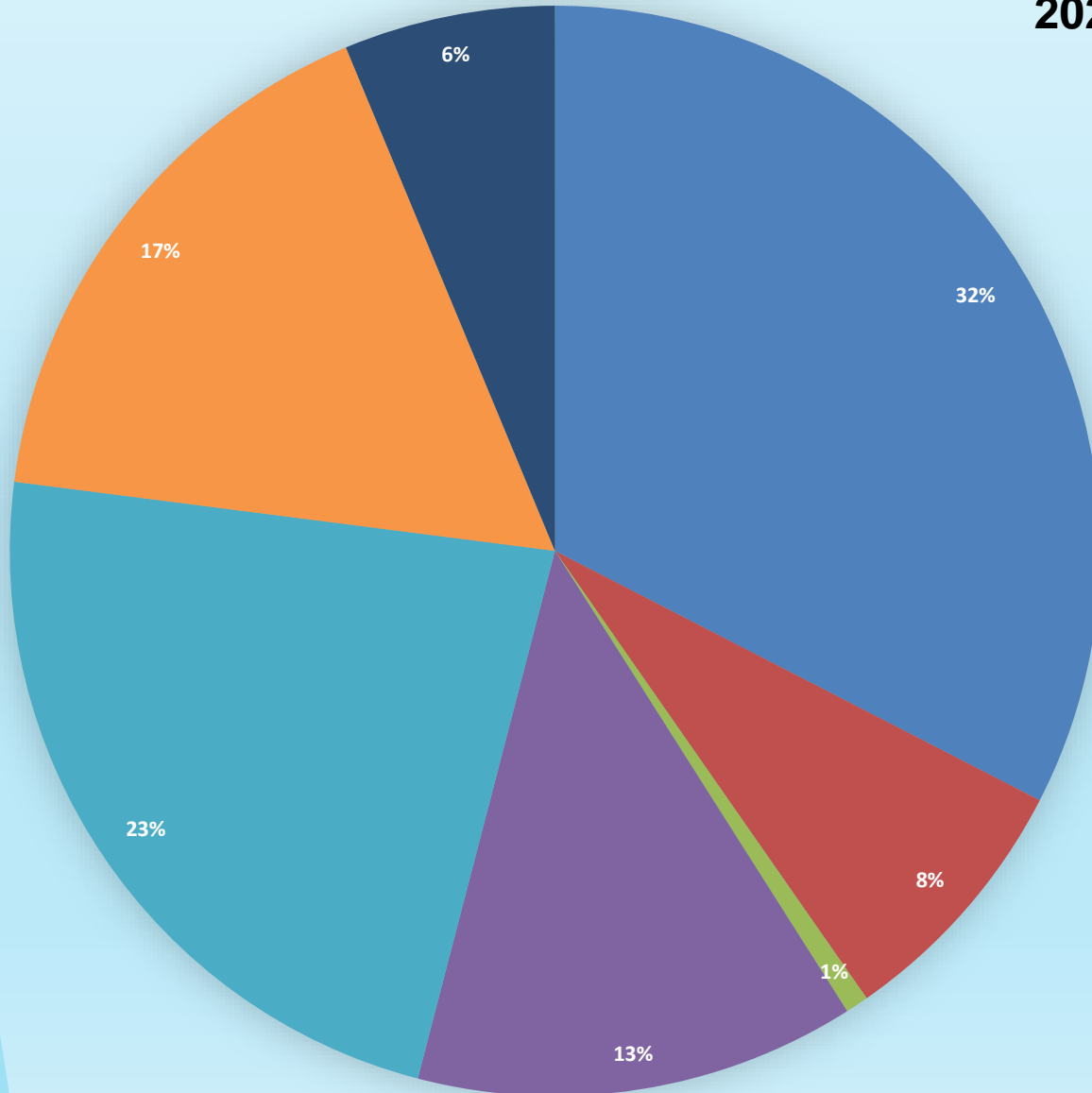
- Total dues/month Mission Bay Homeowners \$125
- Dues per quarter for 2022 \$375

**Mission Bay
Master Association
Revenues
Total \$125,297
2022 Proposed Budget**



<div></div> General Dues	53 %	\$67,248
<div></div> Reserve Dues	22%	\$27,324
<div></div> Roads Reserve	16%	\$19,872
<div></div> Snow Reserve	6%	\$ 7,452
<div></div> Miscellaneous Income	.5%	\$ 500
<div></div> Carry Forward	2%	\$ 3,000

**Mission Bay
Master Association
Total Expenditures \$119,235
2022 Budget**



<div></div> Maintenance - Landscape & Grounds	32%	\$38,166
<div></div> General & Administrative	8%	\$ 9,085
<div></div> Utilities	1%	\$ 800
<div></div> Maintenance - Streets	13%	\$15,300
<div></div> Contributions to Maintenance Reserve	23%	\$26,928
<div></div> Contributions to Roads Reserve	17%	\$19,584
<div></div> Contributions to Snow Reserve	6%	\$ 7,344

Mission Bay Master Association 2022 Budget, Reserve Fund

Original Reserve funds - projects for 2022

▪ Dock Area Erosion Abatement	\$ 1,000
▪ Dock at Mission Bay various maintenance	\$ 1,500
▪ Gazebo – repair & maintenance	\$ 1,500
▪ Fence Post/Rope – Beach area	<u>\$ 2,000</u>
(Subtotal dock/beach	\$ 6,000)
▪ Landscaping Lights	\$ 1,500
▪ Landscaping repairs, various	\$ 4,305
▪ Tree Maintenance and Replacement	\$ 3,000
▪ Roads Repair	\$ 1,206
▪ <u>Miscellaneous Signs</u>	<u>\$ 1,200</u>
<u>TOTAL RESERVE PROJECTS</u>	<u>\$ 17,211</u>

Mission Bay Master Association 2022 Budget, Reserve Fund

Beach Restoration 2022 (new proposed project)

▪ Construct new drainage culvert	\$ 9,350
▪ Rebuild and replace existing 96'	
▪ Seawall with Rock Rip Rap Barrier	<u>\$ 24,700</u>
▪ subtotal	<u>\$ 34,050</u>
▪ Remove originally scheduled beach projects replace with Beach Restoration	(-\$ 6,000)
▪ Landscaping Lights	\$ 1,500
▪ Landscaping repairs, various	\$ 4,305
▪ Tree Maintenance and Replacement	\$ 3,000
▪ Roads Repair	\$ 1,206
▪ <u>Miscellaneous Signs</u>	<u>\$ 1,200</u>
▪ <u>TOTAL</u>	<u>\$45,261</u>



MISSION BAY MASTER ASSOCIATION 2022 SNOW BUDGET

PROJECTED SNOW REMOVAL EXPENSE 2022 FROM OPERATING BUDGET & RESERVE

2022	BUDGET
MAILBOXES	\$ 2,000
STREETS	\$ 10,000
<u>DE-ICING</u>	<u>\$ 300</u>
▶ TOTAL	\$12,300

▶ Snow reserve at \$ 41,339 when needed

Mission Bay Master Association 2022 Budget, Reserve Fund

► Projected Balances

- Total Mission Bay Reserves \$ 256,197 projected balance 11/10/2021
 - Total Mission Bay Reserve \$ 274,987 projected balance 12/31/2022
 - Includes Reserve expenses \$ 45,261
 - Includes 2022 Roads Reserve contribution of \$ 19,776
 - Includes 2022 General Reserve contribution of \$ 27,192
 - Includes 2022 Snow Reserve contribution of \$ 7,416
- total added to reserves in 2022 \$ 54,384

Mission Bay Master Association

2022 Proposed Budget

- ▶ Check the website for (www.missionbayhoa.com)
- ▶ This presentation (will be posted next week)
- ▶ supplementary schedules supporting the 2022 budget
- ▶ actual results for 2021 (will be posted by February)
- ▶ minutes from this meeting (unofficial minutes will be posted in January)
- ▶ password “mbhoa”

Mission Bay Master Association Committee Reports

CC&R Committee

Pete Ridgeway, Chairman

Mike Shoquist

Mission Bay Master Association Committee Reports

Design Review Committee

Gary Goodman –VP Board Representative

Judee Goodman, Chairman

Barbara Coffman, Rhea Ashmore, Rick LaPiana

Mission Bay Master Association Committee Reports

NEW HOME PLAN REVIEWS

DATE	LOT	OWNER	ADDRESS	
6/1/2021	57	Walter & Amber Mabie	92 Eagle Drive	under review approved/under construction
4/27/2021	A-28	Mark Robinson Don & Debra	101 Marias	approved/under construction
4/7/2021	7-S	Bergeson	536 Hawk Drive	approved/under construction
6/26/2020	Lot 40	David Eggebrecht	113 Mission Bay Drive	approved/under construction
6/18/2021	10-S	Dan & Sheri Muller	608 Hawk Drive	complete

Mission Bay Master Association Committee Reports

RENOVATION REVIEWS

DATE	LOT	OWNER		
4/25/2021	43	Steve Bauer	109 Mission Bay Drive	Patio extension/approved
4/1/2021	C-09	Dick & Marianne Winn	104 Jefferson Court	front door color/approved
5/20/2021	32	Jeff Kuntz	104 Mission Bay Drive	home color/ approved
8/11/2021	34/35	Nancy Luiso	108 Mission Bay Drive	Paint colors/approved
5/1/2021	49	Teggeman	91 Eagle	home color/approved
5/1/2021	6	Lloyd & Kelly Maier	111 Crescent Landing	deck extension/approved
3/30/2021	81	Barry Flamm	295 Montana Landing	roof replacement/approved
6/10/2021	21	Paul Beard	116 Eagle	deck, landscape/approved
10/27/2021	31	Ratzburg	102 Mission Bay Drive	patio/approved
5/1/2021	6	Maier	111 Crescent Landing	paint color/ approved
7/15/2021	11	Taylor	214 Eagle	propane tank/approved
7/15/2021	C-9	Winn	104 Jefferson Court	door color/approved

Mission Bay Master Association

2022 Proposed Budget – Beach Renovations

Mission Bay Beach Proposed Renovations

- | | |
|---|------------------|
| ▪ Construct new drainage culvert | \$ 9,350 |
| ▪ Rebuild and replace existing 96’
Seawall with Rock Rip Rap Barrier | <u>\$ 24,700</u> |
| total | \$ 34,050 |
| ▪ Parking Lot Opportunities/Discussion | \$6,090 |

Mission Bay Master Association 2022 Proposed Budget – Beach Renovations

Mission Bay Beach Proposed Renovations

Doug Schmitt – Beach project facilitator - presenter



Mission Bay Master Association HOA Annual Budget meeting

Looking Ahead
June Annual Meeting and Board Elections

❖ Special Thanks

Mission Bay Master Association HOA Annual Budget meeting

Questions and Comments
from Community Members

❖ Special Thanks

Mission Bay Master Association HOA Annual Budget meeting

Adjournment

