

MEETING MINUTES

Mission Bay Homeowners' Association Annual Meeting

Date: June 11, 2022 9:00 am

In Attendance

Mission Bay Homeowners Association Board Members: Ralph Brownell – Chair, Gary Goodman -Vice Chair, Allen Bone Secretary, Pete Ridgeway, Mary Martin, Tim Delaney, David Koerner

Residents: The completed sign in sheets and names of attendees via Zoom are attached at the end of these minutes.

Staff: Nori Pearce, Karen Swan

June 11th, 2022 Meeting

The meeting and virtual Zoom meeting was called to order by Mission Bay Homeowners Association Board Chair Ralph Brownell, who introduced the Board members. Nori Pearce, HOA Manager, announced roll call for membership was conducted by the sign in sheets the members signed as entering the meeting. Due notice of this meeting was sent by USPS mail to all homeowners 60 days in advance of this meeting. The official ballot with candidates was mailed to homeowners 30 days in advance of the meeting. Members were able to cast their ballots until the beginning of the meeting.

Approval of Minutes

The approved minutes of the Winter Annual meeting were presented for review by the attendance. The motion was made that the minutes be approved. Motion seconded. Motion passed. The minutes will be posted on the website next week along with the draft minutes for this meeting.

Committee Reports

Ralph introduced Pete Ridgeway who chaired the CC&R committee. The CC&R committee was formed in February to review the CC&Rs and to correct the wording necessary with the conclusion of the Declarant as part of the Association. Pete introduced the committee members – Allen Bone, Dave Coffman, David Koerner, Gary Goodman, Mike Shoquist, Ralph Brownell, Ron Normandeaux, Tim Delaney and Wes Hankins. The committee came up with a

process to review each item and to share everyone's comments and thoughts through the process to update. After much deliberation and discussion, the Committee has turned their draft of the CC&Rs over to the Mission Bay Homeowners Board of Directors for review. After review of the CC&Rs and agreement on the inclusion of Article 10, regarding co-ownership of the Entrance Area off of Highway 35 and the Community Center, by both Mission Bay and Mission Bay Preserve Boards, the draft CC&Rs will be reviewed by an attorney for accuracy before being placed to a vote by the membership.

Ralph introduced Judiee Goodman, Chair of the Design Review Committee. Judiee introduced the Committee members Barbara Coffman, Rhea Ashmore, Rick LaPiana, and Paul Beard. The committee has met several times this year having a couple of builds going over the winter and are expecting two to three more to start this summer. She shared that there is now a form for requesting changes to outside your home, either to the building or to the landscape. There was a \$25 fee for the review, but it has been removed. The form is available online or from the HOA office. You can also find the Design Guidelines online. If anyone has complaints about what is going on, those go to the Board or to Nori. She reminded everyone that a lighted monument clearly identifying your address is required in the community, primarily for safety reasons, so that emergency services can find your home if necessary.

Linda Bone gave an update on the upcoming Garage Sale and let everyone know to contact her if they have questions or want to participate. The Boys & Girls Club will have a trailer for donations following the sale if you want to give items to the club for a fundraiser. The trailer will be parked on the side of the Community Center. Please call Linda if you have any questions, or check your email for the information about the garage sale sent out last week.

Financial Update – Ralph Brownell, Chair

Ralph shared that Budgeted Operating Revenue to this date was \$63,881. Actual revenue to date is \$63,873.

Actual expenditures to date totaled \$63,873, with \$27,192 from Total Reserves, \$549 from General and Administrative, and \$13,165 from Total Maintenance for total expenses of \$40,906. Budgeted expenses to date was \$50,915. Due to the cold, wet spring, some of the projected expenses will happen at a later date. Net income this time to date is \$22,967. The projected amount for this time was \$12,966, so we currently have a net income of \$10,001 to the first of June this year. Again, some of the projected expenditures will be taking place, only at a later time due to weather.

Planned expenditures for 2022 Reserve Funds include the following:

- Dock area erosion abatement \$1,000

• Dock various maintenance	\$1,500
• Fence, rope and post at beach	\$2,000
• Gazebo repair and maintenance	\$1,500
• Landscaping lights	\$1,500
• Landscaping repairs, various	\$4,305
• Tree maintenance and replacement	\$3,000
• Roads repair	\$1,206
• Miscellaneous signs	\$1,200

For total planned expenses of \$17,211.

Mission Bay has very healthy reserves currently with the balance on June 1st of Reserve Roads being \$100,218, Reserve Snow maintenance \$45,164, and General Reserves of \$183,531 for a total Reserve Fund of \$328,912 on the 1st of June. Projected year end balance of the Reserve Funds is expected to be \$338,893 with contributions and no unplanned expenditures.

Ralph reported that there will be a Reserve Study completed before the December meeting. There was some discussion about hiring an external company or individual to help with this. Decision will be made at a later date when the CC&Rs are nearing completion.

Community Information

Nori reported that the HOA is catching up with mowing the vacant lots. The Board voted in February that all vacant lots be mowed every two weeks from the 1st of May to the middle of July with at least one additional meeting in August or September and no later than September 15th. Owners were notified of this via email and minutes of the meeting posted on the website. At one time there were 20 lots needing mowed. Currently there are 15 lots being mowed by the HOA and the owner of the lots will be billed with their next HOA statement.

There will be an informational meeting held at the Golf Course Clubhouse by the City of Polson Parks and Recreation Department regarding the construction of the new practice facility adjacent to hole #17. This presentation will be on June 23rd at 1:00 pm in the downstairs banquet room in the Clubhouse. The presentation will include an overview of the project, a conceptual drawing of the project and the anticipated timeline for major project components.

An update on the project that will be conducted this winter to make the Mission Bay Beach area more secure and to retrieve rocks in the bay was given. Permits are being completed, but work won't be able to begin until the lake level is low in the winter. A community information session to let people know more about the project will be scheduled.

The Immanuel Lutheran community project for the 20 acres adjoining the entrance to Mission Bay was updated. They do not anticipate beginning construction before the summer of 2024. Discussion followed about where their buildings will be placed and impacts on our community, including lots currently for sale in the area that might be impacted directly. Concern was expressed about the impact on the Mission Bay Entrance area and roads that will be conducted. Ralph expressed that we and they want to be good neighbors and we will let people know if there are any further communications or information released by Immanuel Lutheran. A comment about mowing their land was raised and Nori said that Mike Lien is working with them to hay the parcel.

Discussion followed about the property owners within Mission Bay who are not part of Mission Bay. Tim Delaney expressed concern that if those owners want to participate in Mission Bay activities the Board address a written policy regarding such.

Election of Board Members

Ralph explained the process for election of Mission Bay Board members, since this process is still new due to the maturation of the Declarant. The by-laws state that the board be consisted of 5 to 7 members. This year there were five openings on the Board due to the recently incorporated system. There were four candidates apply for the five positions. The candidates are Mary Martin, Alexander Mason, Pete Ridgeway and Monty Schmidt. For the elections to be valid a quorum of at least 25% of the residents is necessary (52 votes). 68 ballots were received so a quorum was present for the election. All four candidates will be on the Board of Directors for the 2022/2023 year. There may still be one position available. The Board will be meeting to determine terms and positions next week.

Any other business

Allen Bone shared that there is a new AED/Defibrillator for the Community Center. He will be doing a training for using the AED and giving compressions in the near future. An email will be sent when a time and date is determined so those interested may attend. Plans are for the AED to be installed in the hallway between the pool and the exercise room, with hopefully a direct connection to 911 if it is in use. Allen reminded everyone to call 911 first even so.

Mary shared that the 4th of July Brunch will be happening this year. The sign up sheet will be on her porch beginning June 15th and will end June 29th. The social is limited to the first 100 to sign up. Cost is \$10 for adults, \$5 for children and children under 5 are free.

Adjourn

Seeing no further business, the meeting was adjourned. Thank you everyone for attending.