

MEETING MINUTES

HOA Community Center Committee

Tuesday August 9th, 2022 4 pm | Meeting called to order by Meg Fair- CC Committee Chairperson

In Attendance

Community Center Committee: Meg Fair, Allen Bone, Lynn McNamer, Monty Schmidt, Ralph Brownell
Staff: Nori Pearce, Karen Swan
Board Members Preserve:
Board Members Mission Bay:
Mission Bay & Preserve Homeowners: Jeff Newgard, Dan Loftin, Megan Loftin

August 9th, 2022 Meeting

The meeting was called to order by Community Center Committee President Meg Fair. This was an open meeting held virtually and via Zoom. No attendees via Zoom.

Approval of Minutes

Meg Fair asked for approval of the Tuesday, July 12th meeting of the Community Center Committee minutes. Minutes need to reflect the correct spelling of Allen's name throughout. With that correction Allen moved the minutes be approved. Ralph seconded. Motion passed.

Manager's Report – Community Center

Manager's Report – Nori updated those present on the current situation with the pool repairs. The pump which went out was replaced within the last two years and was under warranty. The parts needed were ordered more than 10 days ago, right after it was reported that it was not working properly. The parts shipped last week and one part has arrived. We are still awaiting one part. Meg and Allen updated those present about their visit with Jake from Cabin Care who maintains the pool. As well as the pump not working the wear and tear from that has affected one of the filters as well. The filter is near 20 years old. We received two bids for another filter. Both bids were for Pentair filters which are a mesh filter that takes less maintenance and cleaning than the sand filters we currently have and is the same as the filter we have for our spa. The first option filters 420 sf of water daily and the cost including installation is \$1,970. The second option filters 520 sf and the cost is \$2,189. Cost of shipping of other option may be extra. Karen reported on the reserves and that there is currently \$3,500 in the pool/spa repair budget and to date we have spent \$76.00. After discussion Ralph Brownell moved we purchase the 520 model. Monty Schmidt seconded. Motion passed. The filter will be ordered tomorrow. The Board received a request from a community member about purchasing another pump to have in storage in case this should happen again. Meg had discussed this possibility with the pool manager owner and he felt that this pump quitting at this point is a fluke, however if they do have issues they seem to break down early in their use. If they don't they work a long while. It was felt that this would not be done at this time. People have also been asking if the pool can be left open past Labor Day. With our current pool maintenance company if the weather remains good this can be done. Nori will visit with Jake about this possibility.

Nori reported that a golf cart had run over two of the posts along the sidewalk (west side) in the front of the Community Center and they will need replaced. Allen pointed out that another post on the eastern end of the walkway needed replaced also. Nori will contact the owner of the golf cart to see if their insurance will cover the repairs and get bids for the project, including the third post.

Nori contacted the contractors who completed the courts surface. It is now Wolfenden Contractors. They were familiar with the project and will be out to look at the damage to the step. Nori reported there was also cracking on the south end of the new gate to the pickleball courts that she will have them look at. It is hoped that these repairs will be under warranty still.

Financial Report - The financial report was distributed to those in attendance. After discussion Monty Schmidt accepted the Treasurer's position for the Committee and he presented the report to the Committee. We are running very close to budget with overages in employee expenses due to transition of the HOA manager. Operating supply expenses are up, primarily because of the mailings required by the by-laws for the semi-annual meetings. Overall, the budget and financial situation of the Center is in good shape.

Committee Updates –

Social Committee – The next event will be Music by the Pool on August 26th. The cost is \$10 per person. The sign in sheet is on Mary Martin's porch, 690 Hawk Drive. Paid rsvp is due by Tuesday, August 23rd. Please make checks payable to Mary Martin.

Old Business – Community Center

The vines on the pickleball court have been trimmed back and will be trimmed again towards the end of the season. Alpine Landscaping was able to complete this within the current budgeted amount. They did a great job.

Nori met with Aaron from All Electric about the wiring from the building to the mail boxes and flagpole. It appears there is a conduit under the concrete of the gate to the pickleball courts. He is going to get the equipment he needs to complete the job, but is currently out of town due to illness in his family. It looked like it might be a simpler fix to connect the electricity to the main building than first thought. This will make lighting at the mailboxes and the flag pole south of the courts which has been missing since the courts were constructed. The group thanked Dave Coffman for his care on the flag raising and lowering during the duration of this ongoing project. We want this project completed before it begins getting darker so we have lighting at the mailboxes.

The emergency phone by the pool is not working. Nori will change the batteries and see if that makes the difference. If that does not work, she will see what other options are. The phone should be part of the security system. The defibrillator is working and is in place in the meeting room. Interstate Security is the company who installed the cameras. Mission Valley no longer covers the cameras. Mission Valley does the security for the doors. They have fixed the problem with the key cards. Nori will check with them if they can install a key card at the emergency gate.

Nori has contacted Wolfenden Contractors who have purchased the business of Jerry Whalen. They were familiar with the construction of the pickleball courts and will be out to look at the places the concrete is breaking down. Hopefully, fixing these spots will still be under warranty. If not, Nori will have them bid the project.

Ralph reported on his research about a Pickleball Task Force. He has visited with individuals who play pickleball to find if anyone was interested in setting up a schedule for use of the courts. He wasn't able to find anyone who was willing to lead this. He is looking at setting up a list of players who are willing to be contacted if people want to play or become involved. There are basically two large groups who play and they are willing to work others in. We don't really have any problems with conflicts and people don't generally wait too long. The conclusion is we don't need a Task Force for this activity. There have been people interested in opening the gates at the courts. It was decided players should come through the

club house. Guests and visitors must be with an owner. Nori will look for the key that opens the padlock on the gate.

The survey has been researched by the city and has been approved. It has been returned to Karst Surveying and needs to be taken to Clint for official filing. The preliminary writing for the CCR has been approved by Mission Bay Preserve. The Mission Bay Board will be looking at the wording and inclusion of this information with legal description into the CCRs at their September meeting.

Meg reported about the informal meeting with the City of Polson Mayor and the two district representatives in our area about the previous gentlemen's agreement that a building permit from the city would not be distributed until the City Building Department had received a letter from the HOA that the owners had completed the requirements of the Design Review Committee and the building plans submitted fit within the guidelines of the community. It was recommended that our attorney draw up an agreement, MOU, with the city attorney. Meg has contacted Clint and this process has begun. The HOAs still have the authority to refrain the start of the construction with the authority given in the CCRs, however, it was a much nicer process when the city cooperated.

New Business – Community Center

The latch on the Emergency exit gate from the pool has been fixed and is working properly. There was discussion about access through the gate and manners in which it can be minimized or recorded. Nori will speak with the security company about card key access and what it would take to make that an option for that gate. The gate is not to be used as general access. It is for emergency only. There was discussion about fining those using it inappropriately. There has been an alarm ordered for the gate. The fence supporting the gate also needs work. Nori will request bids for those interested in repairing/replacing the fence needing it.

People are not to use the doors between the pool and the large meeting room when using the pool or for access to the community center. Signs have been posted. Lynn suggested incorporating the doors when opened from the outside into our alarm system. A key pad could be added to the kitchen door and then people could access the kitchen for a drink of water. Nori will check into the cost of installation for those items.

Ralph moved that the policy regarding the locking of the pool door inside the Community Center be changed so that the key card lock for the outside door from the pool be unlocked at the same times the front door of the community center is unlocked. Allen seconded. Motion passed.

Meg announced that Karen is planning on retiring in June 2023. She will be working remotely from Sedona this winter. Because of this, we will be moving our vendor bidding requests being mailed out by the first of September to be returned by the end of September. This will allow Karen and Nori to get the budget mostly completed before she leaves for Sedona. Karen was thanked for her diligence and service by everyone in the meeting.

Jeff Newgard had a couple of questions for the Committee. First, he wondered why the emergency access gate was not available to the general public for use in and out of the pool. He asked why there wasn't a key card access on the gate so people could use it. Ralph explained that when the gate was built it was only for emergency use to exit the pool area as required. There was discussion on different events that have happened over the years on why there should not be general access directly to the pool. It was constructed for an exit FROM the pool area in case of an emergency within the pool area.

The heated concrete on the patio area has expanded considerably and Jeff has noticed several people tripping on it this summer. It is a liability. We will explore options to make it more noticeable, by painting high spots, until it can be repaired.

Jeff thanked the Committee for their service by serving the community.

Megan and Dan Loftin requested someone look into activating their sprinkler system within Patio Homes. They made a request three weeks ago and Mission Lawn has not checked the system. Dan felt whoever was awarded the bid for their area is not doing their job. This issue was referred to the Mission Bay Board of Directors.

Next Meeting

Next meeting will be September 13th at 4:00 pm in the Community Center Meeting Room

Adjourn

Meg Fair adjourned the meeting.

Steps for Follow-Up

Contact Wolfenden Contractors again about concrete issues in courts
Get bids for fence repair on northwest fence in pool area
Explore options for alarm system/key code for emergency exit gate in pool
Follow up with All Electric about completing lighting to flag pole and mailboxes
Follow up on emergency phone at pool
Follow up on cameras in pool area
Paint high spots on concrete in pool area
Get bids for fixing the posts in the front of the Community Center
Complete bid process for services for Community Center
Order filter for pool
Get pool fixed and open
Explore options and costs of keeping pool open after Labor Day