

MEETING MINUTES

Mission Bay Homeowners' Association

Tuesday, August 9th, 2022, 9:00 am via Zoom | Meeting called to order by Allen Bone – Board President

In Attendance

MB Board of Directors: Allen Bone, President, Pete Ridgeway, Vice President, Monty Schmidt, Treasurer, Mary Martin, Secretary, Ralph Brownell, Past President, Alexander Mason via Zoom

Staff: Karen Swan, Nori Pearce

Homeowners: Judiee Goodman, Joe O'Dell, Jock Swank via Zoom

July 12th, 2022 Meeting

The meeting was called to order by Mission Bay Board of Directors President Allen Bone. This was an open meeting held at the Community Center and via Zoom.

Approval of Minutes

Pete moved that the minutes from the June working meeting be approved. Monty seconded. Motion passed.

Manager's Report – Mission Bay Master Association

Manager's Report –

Pool is still not opened. Parts have been ordered and it will be fixed as soon as the parts are received. Pete asked if we had received a date to expect the part. It was expected yesterday, but has not been received.

Mowing vacant lots next year will be awarded during the bidding process this fall so we can get started mowing when we need to. We are billing the vacant lot owners through their home owners dues. There have been complaints received, primarily feeling that mowing every two weeks is excessive. It is specified in the CCRs that vacant lots must be mowed. Allen asked if anyone present felt the current cutting schedule was too excessive. Those present did not feel so.

Nori has not called together the committee interested in working on the Guidelines for Contractors due to her busy schedule. Individuals are still interested in seeing some type of document for contractors and subcontractors. Pete shared a Contract Agreement, he received from John Moran that could be utilized for this with form A105-27 that can be purchased from the AIA Contract Documents. Ralph expressed concerns about making this a requirement for Homeowners or sub-associations. It would be fine to have it available for people and sub associations to use. Nori will explore the options for purchase for this contract and will continue working on getting guidelines to be distributed.

Karen was not present to give a financial report at the meeting.

There was discussion about line items for different financial items. Monty said that he and Karen are looking at options for separating Community Center funds from the Mission Bay accounts when the CCRs are adopted as the Community Center funds are comprised of funds from both Mission Bay and Mission Bay Preserve owners.

Committees and Task Forces

CCR Committee – Pete gave an update on the current status of the revisions of the CC&Rs. The committee has received the proposed writing for Article 10 CCRs regarding the Community Center and Entrance Area. Once agreement on the wording of that portion is completed, the committee will be turning the CCRs over to the Board for presentation to the community. There was discussion of Social Memberships which refers only to the homes that are not part of the HOA. There was discussion about where fines and protocols need to be included in the CCRs and if a cap on fees needs to be defined legally.

Design Review Committee - Judiee gave an update on the committee work. There has not been a revised/updated landscape plan for Lot 40. She believes the lot on Hawk Drive being landscaped is nearing the end of their 90-day period to complete their landscaping. Pete said he will visit with them about their plans and when they will be completed. She reminded everyone that there is supposed to be at least 30 percent of each lot finished in lawn with 50% of that in the front of the home and 50% in the back of the home. The committee members have taken on specialized roles within the committee such as contractor background, design, etc. They are looking for a member that would be willing to be the lead communicator on landscape designs submitted. Mary will serve as the liaison between the Committee and the Board.

Old Business –

Beach Area Maintenance – Nori reported that we are currently applying for the Corps of Engineers permit. The permit from the tribe which allowed us to apply for the COE permit has been approved. No work will begin in the area until water levels in the winter allow it. Doug Schmitt has passed this project to Nori and the Board.

Reserve Studies – Monty met with Nori and Karen to familiarize himself with the current reserves and financial system. It looks like the Reserves that will need the most focus will be the Road Reserves. Ralph mentioned he wanted to be on this committee. Nori has reached out to Treasure State to let them know we are in this process and asking if they can be and how they can be of assistance.

Board Position – If the Board feels six people are sufficient for the Board, then that is within the scope of the By-laws. If the Board feels that a seventh member is needed then they can make a search for a new member. To make a search the Board must agree to doing so. Pete expressed the sub-associations for the townhomes and if there may be someone who may be interested in serving on the Board to represent their interests. There is always a need for the sub association and they operate independently. There was discussion about the opportunity held for people to run for the Board. If there is a need for a seventh Board member the Board feels then they should search for a member. If there is not a need, then no search will be conducted. Monty asked if since Mission Bay is moving from a declarant organization to homeowner driven is it time to examine the roles of the sub association, the needs of the sub association and system review? Maybe they don't know what they don't know. Pete said a lot of these items being discussed came to light with the revision process of the CCRs.

Golf Course Practice Facility – The Board members received a letter from homeowners in the area concerned about the facility. Ralph reported that they have begun construction on the path. It will be a full year for construction, and they will be following the schedule which was distributed at the community meeting with the Golf Course. It is an eyesore and will be for a while. Pete met with Pat about the letter received by the Board. The construction will not be much different than the construction of a new home on a vacant lot. This has been part of the Golf Course Master Plan for 20 years. When it is completed, it will be an extension of the backyards like in other areas of the community. If the Golf Course is given the GVW ratings of our roads, they will make sure no trucks exceed that limit. Allen reported that the GVW of Mission Bay roads is the same as any street in Polson. Joe O'Dell felt that any equipment necessary for the project, should be brought in through the golf course. Pete said that product will need to be brought in from the road. All other will be

through the golf course. Monty asked about access to the facility once it opens up. At the meeting the community was told that all access will be through the golf course for use of the facility. According to the CCRs cars cannot be parked on the streets. Community members attending expressed their support of the golf course facility. The concern is the traffic. Ralph said they are setting up a golf cart parking area in the facility. Joe voiced that as long as the Board is hearing what the residents are saying about the traffic, parking and wear on the roads that is what is wanted. Monty asked if signs were needed. It was reiterated it hasn't happened yet and is two years out. Jock reiterated you are aware of the issues and the concerns, that is all the residents are wanting. If it happens, we will go from there.

New Business –

Nori reported that the lights to the mailboxes on the south of the community center block should be fixed by fall. The latest electrician did find a conduit under the concrete that was poured when the line to the lights was cut. It was brought up that the mailboxes themselves are not screwed tightly to the ground. This will be checked on. Also brought up was one of the grates on Montana Landing is broken and has a piece missing. The city was notified and they said it would be fixed. There was discussion about who actually is responsible for fixing it.

The sign-up sheet for Music by the Pool is now open until August 23rd. It is \$10 per person. Checks made out to Mary Martin. The party will be on Friday, August 26th, from 7 to 10 pm.

Next meeting

The next meeting will be held on Tuesday, September 13th at 9 am in the Community Center Meeting Room and via Zoom.

Adjourn

The meeting was adjourned at 10:45 am.

Steps for Follow-Up

- Check with City about painting stripe on Hawk Road
- Set up visiting sessions with Sub-associations - Pete
- Make changes to Guidelines for Contractors and more before next meeting
- Explore evaluation system for contractors in private on MB page. Committee to do so – Ned, Patty, Judiee
- Change signatures on bank accounts at WFCU and FIB - Nori
- Follow up on grate damage on Montana Landing
- Share photos from baseline street use in Practice Facility area - Nori
- Follow up with electrician for lights to mailbox - Nori