

MEETING MINUTES

HOA Community Center Committee

Monday, February 13th, 2023 4 pm |

In Attendance

Community Center Committee: Meg Fair via Zoom, Allen Bone, Lynn McNamer, Monty Schmidt via Zoom,

Staff: Nori Pearce, Karen Swan

Board Members Preserve: Don Wallace,

Board Members Mission Bay: Pete Ridgeway

Mission Bay & Preserve Homeowners: Roger & Janie Redifer, Jock Schwank via Zoom, Dale & Linda Stoverud, Claudette Beckendorf, Ginny DuBrucq, Mark Gelernter, Suz Rittenhouse, Cherie Stenmoe, Carol Woody, Craig Engebretson, David Coffman, Rick & Cindy Dunshee

February 13th, 2023 Meeting

The meeting was called to order by Community Center Committee President Meg Fair at 4 pm. Attendees were in person and via Zoom

Approval of Minutes

Meg Fair asked for approval of the Tuesday, November 15th, meeting of the Community Center Committee minutes. Lynn asked for clarification about what times and dates the PEO group/s wanted to use the Community Center facilities and what rooms were to be used. Allen moved minutes be approved as corrected to show that information. Monty seconded. Motion passed.

Statement from the Chair

Meg shared that there have been many emails and conversations ongoing about the Community Center Committee and the authority the Committee has under the CCR's. Today there will not be discussion about that and there will not be any voting on any issues until this issue is figured out.

Manager's Report – Community Center

Manager's Report – Nori Pearce

Nori shared that she will have been here a year next week. She has compiled a brief report to share with homeowners about some of the things she has done this past year.

Mission Bay Real Estate offices will be moving out of the offices by the end of this month. On February 28th at 2:00 pm there will be a get together in the Community Center meeting room to wish Julia, Dennis and all best wishes and good luck in their new adventures. She invited everyone to stop by for a bit that afternoon.

The HOA office will be closed Monday, February 20th in observance of Presidents Day. Nori will be out of the office the remainder of the week, but may be reached by phone at 406-871-1829 if absolutely necessary. Karen will be in the office. The Real Estate Offices will be moving furniture and equipment so it will be a hectic time in the office.

There were 37 people in attendance at the wildlife informational meeting given by CSKT Wildlife officers Kaylie Durglo and Paden Alexander. We will seek to do more programs like this in the future to help keep our community aware of what is going on.

Financial Report –

Monty Schmidt thanked Karen for all her hard work finalizing the end of year reports for all the different associations under the umbrella of Mission Bay, including the Community Center, Mission Bay, Preserve and various sub-associations. The Community Center came in about \$9,000 over budget this past year due to a couple of items, including the final payment to Melanie upon her resignation, changes in insurance, and other items. Our Reserves are still at more than \$240,000.

Committee Updates –

Social Committee – Ginny DuBrucq reported that the next Social event will be held next week, February 24th with “Soup’s On”. The event is free. Nineteen people have signed up and there is room for more. The sign-up sheet is on the porch of Mary Martin’s house. The band for Music by the Pool have increased their price to \$1,000 for next year’s event.

Old Business – Community Center

Meg asked if there was an update on Article X of the CC&Rs. No one offered any.

She reported that the Ballot voted on at the Winter meetings will be submitted again to Homeowners based upon legal counsel with Clint Fisher. We will need a 75% positive approval of each community for the transfer of the grant deeds for the entrance and the community center. We cannot complete the CC&R revision update until we have the transfer of the deeds completed. Clint is in the process of drafting a letter and ballot and there will be a campaign to get people to return their vote.

Nori is working on getting the pool ready for the summer. The new cover has held up well over the winter, but it did stretch immensely. She will get information from Cabin Care about what another filter will cost, warranty and further information before the March meeting.

She has received a bid from Guys for the Job for repairing the existing pool emergency exit only gate and two section panel for a total of \$2,187.38. She will request bids from at least one more company before the March meeting.

She has contacted two companies that do the work of lifting concrete to come examine the project as soon as the frost is removed from the ground. She contacted the company in Missoula and Drummond.

ALL Electric has the part for getting the wiring connected to the flagpole and mailboxes. Will finish up when weather is a bit warmer.

She will contact Wulfenden again about the cracked corner of the pickleball court.

After visiting with Mission Lawn about removal of the teasel, she found that teasel is not listed on the Montana Noxious Weeds list, however it is an invasive weed under the right conditions which includes

high moisture areas, as we have around the ditch area where it is currently growing. The process to get rid of it will take about three years. She will contact Adam at Mission Lawn to get a bid for removal.

It has been suggested that we create a Task Force to investigate what is needed for regulation and use of the pickleball courts. There are several options available however we still need to determine exactly how many people use them, how often, and needs. Pete volunteered to head this committee/task force with a group of about five. Meg asked for a report back from the committee by the May meeting.

There will be an informational meeting/help session regarding our Mission Bay website on March 8th at 2:00 pm in the Community Center meeting room. Michael Hewston of Click Here Designs will be on site to help answer questions and work through bugs as well as sharing what all our website has available. Nori visited with Access Montana about what is needed for transfer of the phones with the move being made by Mission Bay Real Estate. She will have actual numbers at the next meeting.

Meg asked if the Committee has reviewed the Staff/Board Harassment policy document that Lynn distributed to the members at a previous meeting. Nori will email the document to all Board members again.

New Business – Community Center

Meg reported that the usage of our amenities and facilities is increasing and the Committee is reviewing policy regarding usage, guest usage and more. Suz Rittenhouse reported to the group about the uses that PEO Chapters in the area have for meeting areas. There is a committee that is planning and organizing the Montana State Conference for PEO in 2024 in this area that needs meeting space once a month. She asked if there could be a reduction in or removal of the fees if possible when they use the facility. Chapter CA also needs the meeting room for their March meeting which will be held the second Tuesday from about 9 to early afternoon. The Mission Bay Board will have to vote on moving their meeting in March at their meeting tomorrow. Allen moved that the fee be waived for PEO meetings until the library meeting room is back in service because of the service PEO does for the community. Pete seconded the motion. After discussion about this being a temporary service the motion passed. Waiver is granted. (Since the meeting, the group has secured a meeting room for their monthly State Conference planning meetings, so a room is not needed. The large meeting room will be used in March for their regular meeting for installation of officers.)

Board members were given a Welcome Booklet and asked to review it for updates and edits that are needed, especially since the CC&Rs are being updated. Please make notes on items you see needing work.

Nori updated the Committee on the status of the search for an Assistant Manager. The job description is prepared and ready to be distributed the first of March. She is hoping to have someone on board in early April to begin training. This will give her time to create a work area for the individual after the Real Estate Company vacates the office. The pay scale is going to be about \$15 per hour. The job will entail a variety of duties, but this person will be the first point of contact for someone entering the office. If you know someone interested in the position, please have them submit their resume to admin@missionbayhoa.com. Interviews will be held in March.

The Real Estate Office is in the middle of their move to the Maddy offices at the marina on Hwy 93 in Polson and will have the offices vacated by the end of the month. Dennis and Nori have been visiting with Access Montana about phones. Everything in Nori and Karen's office will be staying, even though Dennis probably owns many of the pieces. We may be looking for art work or pieces for the office after the "dust settles". It is a big transition. While the furniture is out we will get the carpets cleaned. Future

research will be done before the remodel of the space begins. Monty asked if there has been any discussion/planning for phones and equipment to make sure we have plans for the process.

The new rowing machine was ordered and has been delivered. The previous one was going to be over \$800 to repair.

Comments from Homeowners

Carol Woody, homeowner from Mission Bay, expressed concern that the Bridge Club

was asked to move their playing time for today's meeting. Nori asked if we could move this meeting start time to 4:15. Also there may be room in the office area for their games, especially during the winter. They meet Mondays from 1 to 4 and have been doing so for 25 years.

Cheri Stenmoe, homeowner in Mission Bay, asked that homeowners be reminded that their lights on their monuments must be working and on at night for the safety of the community and the homeowners. Meg reminded her that she can fill out the Complaint Form when she notes that a light is out so that Nori can follow up. Nori will send out a reminder to the Mission Bay community.

Claudette Beckendorf, homeowner in Mission Bay, asked if HOA members are the only people using the Pickleball Courts or if there are community people using the courts. Meg said that there is a rule about guests using the facilities. This is why there is being a Task Force formed to review the courts, who uses them and the possibility of fees. Pete Ridgeway volunteered to chair this group, will coordinate the volunteers and report back to the Community Center Committee.

David Coffman, homeowner in Mission Bay, expressed the following from all Boards and Committees

1. Whenever a quorum of board or committee members have a gathering, information or meeting, there is a 15 day notice sent out to homeowners BEFORE any gathering.
2. Do not exclude members from any gathering. All gatherings with a quorum of board or committee members must be documented.
3. The number of votes needed to pass a vote according to the CC&Rs is 2/3 majority of Mission Bay Homeowners and 75% of Mission Bay Preserve Homeowners.

He stressed the committee to not do anything without proper notice to the homeowners, as according to the Montana non-profit laws and annotated code.

Craig Engebretson requested information, the minutes and signed contracts, from current Social Memberships.

The committee duly noted the comments from the homeowners.

Next Meeting

Next meeting will be March 14th at 4:15 pm in the Community Center Meeting Room or via Zoom.

Adjourn

Meg Fair adjourned the meeting.

Steps for Follow-Up

- Pool

- Pool Gate
- Fence Bids
- Concrete Work over winter/bids
- Flagpole and lights
 - Teasel