**Mission Bay Homeowner’s Association**

**P.O. Box 1775**

**Polson, MT 59860**

May 8, 2019

MISSION BAY & PRESERVE HOA

# From: Mission Bay & Preserve Steering Committees and Boards of Directors

# Attention: Mission Bay & Preserve General Membership

We would like to call your attention to a new project in the works at the Mission Bay Community Center, via this letter. We (joint Steering Committees and Boards of Directors) are enclosing details on a proposed resurface and repurpose of the existing tennis courts to include a new maintenance free tennis court, two pickle ball courts and an expanded social area.

There will be a full presentation of this project proposal also at the Mission Bay Summer Annual Meeting at the Community Center portion of the meeting, 9:00 am on Saturday, June 8th, for those able to attend. After the presentation the committees will allow time for all questions and comments from the Mission Bay membership.

PROJECT CONSIDERATIONS

Our current Clay Tennis Courts are underutilized; a very low percent of Mission Bay owners takes advantage of court use on a regular basis. They are also expensive to maintain on a year-to-year basis. Pickleball as a sport is in high demand and taking over from tennis as the sport to play, especially for mature players. A new surface for tennis and new pickleball courts would be easier and more cost effective to maintain. On initial study, financing is available that would not impact HOA dues, or require a special assessment of community members.

HISTORY

Maintenance & Usage

There has been a steady decline in use of the tennis courts each season. In 2018, only 4-5 groups of 4 played on a regular basis – approximately 50% of those groups were comprised of non-Mission Bay players. From 2008 through 2018, the current clay tennis courts incurred an average annual maintenance cost of $5902.

In 2018, experiments were done with pickleball play utilizing ourt Mission Bay tennis courts, with unsatisfactory results.

The sport of pickleball is an up and coming sports trend across the United States. As interest in tennis play declines, pickleball play is on the rise. More and more seniors/others are playing. The Polson area has a high demand and pressure for more pickleball courts. Mission Bay residents in particular have voiced interest in better community pickleball court access.

Renovation

As a result of this interest, Mission Bay and Preserve Boards of Directors approved a sub-committee of the Steering Committees to investigate scope and financing for renovation and/or new construction.

Project options determined were the following:

1. Do nothing – keep the two clay courts intact, as is.
2. Re-design and re-surface courts to include one tennis and two pickleball courts, picnic/lounge area, and future area for shuffleboard.

Three funding options for the project were considered:

1. Direct assessment for the project of the general membership of HOA members.
2. Add the project cost to current mortgage financing
3. Obtain an additional loan specific to the court project

SCOPE

The scope for the project was determined to include 1 tennis court, 2 pickleball courts, a lounge area and room for future shuffleboard. The clay surface would be completely removed and replaced by a coated concrete surface specifically for play. Scope also would include associated nets, lines, posts, sockets, fencing and wind-breaks.

COST & FINANCING

Preliminary estimates from various vendors were obtained on all aspects of the project scope. From this investigation, the cost of the project is estimated to be $85-$90K, with a contingency fund of $14K.

Options to fund include:

1. a direct assessment of $100 ($370 per lot)
2. financing the project as a stand-alone loan of $100K (10 year @ 5.5%= $50 per lot/year)
3. incorporating the project loan into the existing Community Center mortgage.

After discussion and consideration of the three options, the Steering Committees and Boards of Directors are recommending the third option. This option holds the least amount of set-up/financing cost, the least financial impact on Mission Bay community members, and a fixed interest rate of the current Community Center loan through payoff. Option 3 also would allow for a mortgage payment essentially equal to the current mortgage payment, resulting in no increase in Community Center dues as a result of this project. (see Glacier Bank Finance Proposal enclosure for further details)

ESTIMATED COSTS

Excavation------------------------------------------ $ 12,950

Concrete-------------------------------------------- $ 57,000

Painting Courts------------------------------------ $ 12,500

Gates & Fencing---------------------------------- $ 2,500

Posts & Nets----------------------------------------- $ 1,000

Contingency--------------------------------------- $ 14,000

PROJECT APPROVAL

On recommendation of the Steering Committee, the Boards are prepared to approve the project incorporating input through community members via the enclosed Opinion Page. (This is within the Boards’ authority to approve). That said, the Boards will be most comfortable with positive input from the community at large.

An unofficial opinion page is attached to this letter (sent out to each lot) for members to vote their preference (keep current clay tennis courts vs. proposed renovation with pickleball and lounge area). There is also room on the opinion page for comments. To be considered, opinions must be returned by June 14th, when they will be compiled. The general consensus of the community as expressed by their opinions/comments will guide the Boards in their decision. The presentation of the project at the HOA summer general meeting on Saturday, June 8th, at 9:00 am, will allow community members to hear about the project in detail, with time for discussions and questions, prior to opinions being cast.

We hope to see you all at the summer general meeting on June 8th at 9:00 am.

ATTACHMENTS:

Proposed Layout of Project

Overall Project Schedule

Glacier Bank Finance Proposal

Opinion Page

Return Envelope for Opinion Page

**OVERALL PROJECT SCHEDULE**

May 13th, 2019 – Send out letter/opinion page to Mission Bay & Preserve general membership

May 15th, 2019 – Post project on website and in Community Center lobby.

June 8th, 2019 – Annual General Meeting/Project presentation

June 14th, 2019 – Opinion Count (Board to make final decision)

June 28th, 2019 – Finalize Financing

July 1, 2019 – Advertise for Bids (RFP – requests for proposals)

August 16th, 2019 – Award Contracts

September 2nd, 2019 – Construction Commences

October 18th, 2019 – Construction Complete

**UNOFFICIAL OPINION PAGE**

**MISSION BAY & PRESERVE HOMEOWNERS ASSOCIATIONS**

**OPINIONS ON PICKLEBALL PROJECT/COURT RENOVATION**

Opinion Assessment/Count: JUNE 14, 2019

**(CHOOSE 1)**

* Keep Current Clay Tennis Courts as-is
* Renovate current tennis courts to include two new pickleball courts, 1 tennis court, lounge area and room for shuffleboard with new concrete/ treated surface for all playing courts

Project comments- please feel free to share your thoughts on the proposed renovation: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_