

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808



Board Meeting

May 19, 2020

6:49 pm, via ZOOM

Board Members Present (via ZOOM): Laurie Fliger, Carol McKenzie, Drew Rieker, Hannah Sackett, Roberta Smith, Kathie Snodgrass, and Jason Suchecki. Debbie Goertzen was unable to attend.

Kathie moved and Laurie seconded that the minutes submitted by Roberta for the April meeting be approved. The motion passed unanimously.

Financials:

As of April 30th, the balance sheet showed \$30,327.00. There was \$26,085.13 in the bank. Accounts receivable were \$3,110.00. The variance report showed \$5,229.56 under budget.

April bills paid included \$1,700.00 to Dirtman, \$143.16 to JDM for March services, and \$77.61 to NorthWestern Energy.

Most of the accounts receivable balance is due to owners not yet paying their January dues. One homeowner paid their arrears account in full. One owner's address had changed and we didn't know, but that has now been corrected. One resident refused the certified notice of lien letter. A new resident didn't pay the transfer fee, so a letter was sent. One home was sold and another will be closing soon.

One owner is in serious arrears, so a small claims court action will be taken, in accordance with our financial policy.

Old Business:

Common Area Improvements: We received two estimates for work at the mail house and installing a new picnic shelter in the Dublin Street Common Area. Kathie reported that work will most likely not start on any but the northernmost 8 acres directly to the west of us for several years, which means the new City Park will not be implemented for a while yet. This means that we do not need to rush to get the picnic shelter in place before the City might potentially add the Dublin Street Common Area to that future park. Due to the cost and concerns about depleting our reserves, after much discussion Roberta moved and Carol seconded that we would only do the mail house phase this year. The motion passed unanimously. Kathie moved to ask Mr. Henegar of Henegar Construction whether he would be willing to do just that part of the project this year, and award the work to Henegar Construction, if so. The motion passed unanimously. Kathie will call Mr. Henegar. We will revisit the picnic shelter work in December, so that it will be arranged in time for next year's construction season. At that time, we will consider whether a site-built shelter might be cheaper than the kit construction we looked at this year.

Update: Kathie called Ken, and he said Henegar Construction was willing to do the mail house work this year. However, they would need \$6,600 (\$200 more than the original estimate) to complete the work due to the loss of economies of scale such as that concrete delivery costs the same per load, no matter whether it's a full truck load or just a couple yards. An email vote of Board members on awarding the work to Henegar Construction resulted in 6 "yes", 1 "no", and 1 not voting, so Kathie called Ken back and let him know we want them to do the work.

Electronic Dues Payment: Hannah checked with PayPal, and found that we can use a free "personal account" to allow owners to pay their dues electronically. She started the process. A verification note came to our HMRNA email (it went to SPAM) and Kathie will forward it to

Hannah so she can complete the set-up. We will send a notice that this option is available with the July billing.

Common Area Maintenance: Dirtman reports that the motherboard for the sprinkler system is fried, probably due to the door of the cabinet hanging open to the weather. They will replace it. Dirtman will be asked to use a zip tie to close the cabinet when they fix it, and replace the zip tie every time they access the cabinet in the future, so it won't be exposed to the weather again. We think the cabinet door just doesn't latch securely, and the open door is not due to vandalism. If Dirtman reports that unauthorized persons have removed the zip tie, we will consider adding a lock or other security measure.

New Business:

Parking In The Yellow: We received a notice from an owner asking that we notify all residents that parking next to a yellow painted curb is a safety issue (emergency vehicles) and against Missoula regulations. This notice will be included in the July dues notice.

Website: Roberta noticed that Hannah's lovely Website update doesn't include the updates to Articles 9.1, 10, and 13.1 that were voted in by the property owners several years ago. Kathie will send the current language to Hannah so she can add the change document to the Website.

HMRNA email: Roberta is working with Nick, Hannah, and Kevin to modify our official email system so that it will reflect the current Board members and that the administrator privileges are updated so we don't have to get Kevin and Nick involved next time we need to adjust this.

The meeting was adjourned at 8:10 pm. The next Board meeting will also be via ZOOM, on June 16th at 6:30 pm.

Kathie Snodgrass
Secretary