

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808



Board Meeting

June 16, 2020

6:40 pm, via ZOOM

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

Roberta moved and Debbie seconded that the minutes for the May meeting be approved. The motion passed unanimously.

Financials:

As of May 31st, the balance sheet showed \$28,242.69. There was \$24,861.88 in the bank. Accounts receivable were \$2,150.00. The variance report showed \$6,770.85 under budget.

May bills paid included \$1,700.00 to Dirtman and \$199.28 to JDM for April services.

By June 8th, the accounts receivable amount was lowered to \$2,020 with 12 first half dues payments still outstanding. One owner is in serious arrears, and refused the certified notice of lien letter. The lien amount on the property has been updated, and Roberta will get the proper forms from the County web site to pursue a small claims court action. One new owner did not pay the transfer fee or the dues, so a letter has been sent. We received the transfer fee and dues amount from another new owner.

Old Business:

Common Area Improvements: Roberta pointed out that the paint and stain on parts of the mail house, particularly the south and west sides, is beginning to deteriorate. Last time it needed to be repainted, in 2015, we paid \$937.59 for the work. Kathie will call Ken Henegar and find out if they would be interested in painting, and how much they would charge.

Update: Ken would be willing to repaint and restain the mail house, but would charge \$3,500. Kathie and Roberta agreed that the Board would be unlikely to approve such a high cost, so Kathie let Ken know that we would not ask him to paint and stain the whole building.

Electronic Dues Payment: Hannah is ready to move forward with activating PayPal for our bank account. Hannah and Roberta will be able to run a report in PayPal to see who paid when. Hannah should be able to set it up for PayPal to report once a month., and the report should show the name and address of the payer. Hannah can put a link on our Website to pay using PayPal. Roberta and Hannah will also write up a blurb to go with the mid-year dues billing explaining how to use the PayPal option.

Neighborhood Watch: Deb hasn't heard much about Neighborhood Watch lately. She explained that the main thing the program encourages in knowing your neighbors and watching out for them, as well as reporting any unusual activity. Neighbors would need to sign up, and there would need to be block monitor volunteers. The cost would be \$2.00 per home per year, and the neighborhood would receive signs and the program in return for the fee. The Board doesn't want to pay this fee for each household, but wouldn't object if somebody from the neighborhood wants to spearhead the collection. The Board doesn't feel there are any particular problems in our neighborhood that would make this program particularly beneficial.

Website: Hannah's updated the Website to include the updates to Articles 9.1, 10, and 13.1 that were voted in by the property owners several years ago.

Notices: In addition to the PayPal explanation, Kathie will write up a blurb asking people to not park beside yellow curbs and another one about the planned improvements at the mail house to go out with Mid-Year dues billing. Kathie will find info about all the recycling services in Missoula and post that info at the Mail House.

New Business:

Recycling: Kathie posted the information about recycling options in Missoula at the mail house.

Google Messages: Roberta worked with Nick, Hannah, and Kevin to modify our official email system so that it reflects the current Board members and updated the administrator privileges so this will be easier next time we need to adjust this. She will also talk to Hannah about the G Suite Team messages 6/3/20 and 6/12/20.

The meeting was adjourned at 7:34 pm. The next Board meeting will also be via ZOOM, on July 21st at 6:30 pm.

Kathie Snodgrass
Secretary