

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808



Board Meeting

September 15, 2020

6:35 pm, via ZOOM

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

Debbie moved and Laurie seconded that the minutes for the August meeting be approved as Submitted. The motion passed unanimously.

Financials:

As of August 31st, the balance sheet showed \$36,718.62. There was \$28,110.30 in the bank. Accounts receivable were \$7,515.00 (this reflects 45 owners who had not paid their 2nd half dues by August 20th – the amount was reduced to \$4,510 as of September 9th). The variance report showed \$2,218.30 under budget.

August bills paid included Dirtman: \$1700.00, Dog Waste Depot: \$391.97 (for Mutt Mitts), JDM Enterprises: \$348.29 (for July services), Anchor Electric: \$251.07 (replacing burned-out lamp and photocell), and NW Energy: \$78.69.

A homeowner called Roberta because she wanted to find out what she owed. The homeowner thought she'd paid in January, but her new bill said she didn't. She sent Roberta 2 checks, one for \$270, one for \$130 (she paid the amounts shown on both the January and July bills.) Roberta called her back to let her know. Roberta said we'd credit the homeowner the extra \$130 she paid, and it would reduce her next dues bill.

Old Business:

Small Claims: Drew didn't finish the rewording this month, but will send his proposed wording to everybody as soon as it's complete.

Common Area Improvements: Work on the mail house is complete except for the bulletin board and the re-sodding of the disturbed lawn by ProSweep. Ken gave the W-9 form to Roberta this afternoon, so she gave him check for his billing of a little less than half of the contract amount. The cork board is on order.

Landscape Maintenance: Grant Creek Excavation is making progress on the new development west of us, and doesn't plan to replace the portions of the parkway that they've torn up until they get all of the street work completed. Jason is keeping track of this.

Minor Change Application: The architectural review committee heard from a property owner that the Meadow View Condos were beginning to repaint in different colors. Kathie contacted the Condo President and asked for a minor change application, which they submitted. Although the committee wasn't very excited about the rather bland colors, the committee recommends that the Board approve this request, as the proposed colors are well within the neighborhood color guidance. Drew moved and Debbie seconded that the change be approved. The motion passed unanimously.

New Business:

Landscape Maintenance: There was a problem with the billing from NW Energy. On August 22, the meter showed 0 kW hours used during the month. Roberta said they went out and rechecked meter Aug 31st, and it still showed 0 usage, but they said the meter was running. So they think it's a pump problem. Deb will check with Dirtman to see whether they have been doing wiring work at the pump and whether the pump has been running since August 1. UPDATE: Dirtman had not done any wiring work other than to the control (low voltage) wiring. After the latest repairs were complete to the main irrigation line, they turned the pump back on, and reported that the meter wasn't spinning even though the pump was pumping. Roberta called NW Energy back with that news, and they said they'd send somebody back to check the meter.

Jim Polk reported that the neighbors who live adjacent to the Dublin Street triangle thank the Board for getting the triangle grass green again. Debbie filled him in on all the challenges Dirtman went through and the changes they made to fix the irrigation.

Jason said we'd see a bill from Dirtman for the repair work at the triangle.

New Board Member: Jim Polk had expressed interest in becoming a Board member earlier in the year, but family issues interfered. He is now willing to join us on the Board. Drew moved and Debbie seconded that Jim be added to the Board. The motion was approved unanimously. Welcome, Jim!

The meeting was adjourned at 7:13 pm. The next regular Board meeting will also be via ZOOM, on October 20th at 6:30 pm.

Kathie Snodgrass
Secretary