

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808



Board Meeting

October 20, 2020

6:35 pm, via ZOOM

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

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

Financials:

As of September 30th, the balance sheet showed \$31,857.38. There was \$27,749.89 in the bank. Accounts receivable were \$3,840.00. The variance report showed \$9,377.94 under budget.

September bills paid included Dirtman: \$1700.00, JDM Enterprises \$221.17 (for August office services), Henegar Construction: \$3,000.00 (for sidewalk work at mail house), Rich Kain: \$260.00 (for 3 months of MuttMitt Station servicing), and NW Energy: \$5.80.

We received 2 transfer fees in September for 2603 O'S and 2615 O'S #C for \$250/ea.

Old Business:

Small Claims: There were some re-wording suggestions for Drew's draft Budgeting and Dues Policy, including clarifying that the interest is a yearly rate, not a monthly rate. Debbie moved and Drew seconded that the amended policy be adopted. The motion was approved unanimously. Hannah will post the amended policy on the Website, along with Drew & Jim's contact info. A copy of the new policy will also be sent out with the January dues billing.

Common Area Improvements: The mail house is complete except for the bulletin board. Earlier this month, it was discovered that the window is heavily tinted, which makes it nearly impossible to see anything behind the window. Ken Hennegar brought a guy from BMC to the site October 16th, and Kathie met with them to discuss what could be done. Shining a light on the bulletin board (using a flashlight) didn't help, nor did putting the bulletin board smack up against the glass. They discussed putting the bulletin board on the outside of the mail house, but it would deteriorate too quickly, even if it's under the "porch" roof. The guy from BMC said he could replace the window with clear glass with no dividing grid for \$244. Kathie sent out an email message to the full Board asking for a vote on that proposal. The proposal was approved with 5 "yes" votes and one "no" vote. The window will be replaced next week, and then the bulletin board will be installed.

Laurie volunteered to manage the bulletin board. She will post "how to use the bulletin board" instructions and include that from now on, anything taped to the mail building will be immediately removed (to avoid paint damage). She will also post the CDC's advice on Trick-of-Treating in the time of COVID. Debbie volunteered to be her back-up. Kathie will have the mail house key duplicated and give keys to Laurie, Jason, and Debbie.

ProSweep has still not replaced the sod they tore up when relocating irrigation lines and controls prior to the installation of the new sidewalk. Kathie has tried to contact ProSweep, but received no response. She will talk to Ken about it.

Minor Change Applications: The Board approved the minor change application for installation of a fence at 2603 O'Shaughnesy Street, which Kathie will ask Roberta to sign, since Jason is the property owner.

The Board also discussed the paint color change on the rental duplex at 2726 O'Shaughnesy Street. The Board members all agreed that the two tone gray paint looks much better than the faded red, but were dismayed that the owner apparently didn't understand such changes must be approved by the Board before implementation. The Board asked that Kathie create a retroactive minor change request form for the paint color change and draft a letter to the property owner explaining the approval requirement and making clear that any future changes must be approved before work commences, as required by the neighborhood Covenants.

Landscape Maintenance: Roberta called NorthWestern Energy and informed them that Dirtman had reported that their meter at the irrigation well was not working. NW Energy did send a technician out a second time to look at our meter. The maintenance crew confirmed that the meter was not working. They had to replace it. They thanked us for being so diligent in getting to the bottom of the very low bill that was sent to us. Roberta expects they will take a look at what our bills were last summer during this time and send us a "catch up" bill at some point. We paid \$218 and \$179 to them last year in August and September.

Mutt Mitts: The second new mutt mitt receptacle has been completed. Rich said the remaining old ones were still holding up OK. We are still using around 1,000 MuttMitts per month. Rich would still like to replace the receptacles with larger containers, because he is concerned that the smaller containers won't stand up to the heavier load during the winter.

We just received an additional bill from Dirtman for \$200.00 for costs associated with their lawn care subcontractor for the amount of poop they have to pick up each time before they can mow. This problem is much worse on the boulevards than the park. It may be time to replace all our signs and make sure the boulevards on the south end of the neighborhood are well signed.

New Business:

2021 Budget: The budget for next year needs to be the focus of discussion at our November meeting, so that Roberta may prepare a draft budget for 2021 to be finalized and voted on in December.

Annual Meeting: We have not yet had an annual meeting in 2020 as is required in our by-laws. We originally postponed it after Glengarra Place canceled our use of their meeting room due to COVID. We discussed having a ZOOM meeting in November, but there were concerns about ZOOM bombing if we shared a ZOOM meeting link widely. Deb moved and Drew seconded that we cancel the meeting for 2020 due to COVID and send out a notice with the next billing that a meeting would be scheduled after a vaccine becomes available in 2021. Kathie will draft a short notice that will also be posted on the Mail House bulletin board and on our Facebook page.

Landscape Maintenance: Board members expressed disappointment in the lack of communication and action by Dirtman to do a fall aphid treatment on our trees. Last fall, we discussed this with Dirtman, and agreed that since our treatment last fall was not done, Dirtman would see that there were 2 treatments in 2020 (one in the spring and one in the fall), and then one each year following that in the fall. The city arborist had told us that fall was the best time to do aphid treatment before the leaves fell off the trees. Several neighbors have complained about the effect of the aphids on the ash trees. One even suggested we buy the

treatment (available at Home Depot) and apply it ourselves, or let the entire neighborhood know how to do so and apply the ground drench treatment. While it is unlikely that the aphid infestations will kill the trees, they do make them extremely unsightly and the sticky "honeydew" the aphids emit makes a mess of our sidewalks.

Board members were in agreement that Dirtman was in breach of our Contract, which specifically says to do the treatment every fall. Kathie will email Jason a copy of the contract. Jason will print it out and have a serious discussion with Dirtman about this serious deficiency.

The meeting was adjourned at 7:59 pm. The next regular Board meeting will also be via ZOOM, on November 17th at 6:30 pm.

Kathie Snodgrass

Secretary