

## **Hellgate Meadows Residential Neighborhood Association**

**2625 Dublin Street ♦ Missoula, MT 59808**



### **Board Meeting**

**November 17, 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.

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

### **Financials:**

As of October 31<sup>st</sup>, the balance sheet showed \$29,582.51. There was \$26,430.85 in the bank. Accounts receivable were \$2,800.00. The variance report showed \$10,365.50 under budget.

September bills paid included Dirtman: \$1700.00 plus \$200.00 for pickup of doggy messes 4 times by mowing subcontractor, JDM Enterprises \$193.24 (for September office services), and NW Energy: \$5.80.

We received \$1,040 in dues payments this month.

### **Old Business:**

**Budgeting & Dues Policy:** Jane thinks the amended arrears collection policy is a great change.

**Common Area Improvements:** The mail house is complete, and Mr. Henegar has submitted his final bill. Laurie is doing a great job on the bulletin board. Since we're into snow season, ProSweep will likely not replace sod until spring.

**Landscape Maintenance:** Jason did show Dirtman the contract and point out that it requires a fall aphid treatment on our trees, and that the treatment done last spring was done because the required treatment last fall hadn't been done. Dirtman said he was confused. He said he has to subcontract that work for \$1200/treatment and the subcontractor recommended spring treatment. He also pointed out that the company had to repair a lot of breaks in the irrigation lines and numerous problems with wiring and controls. We'll see another bill from him, which is expected, for the lines and sprinklers he added to the Dublin Street triangle. Dirtman doesn't have an arborist and only did minor tree trimming this year, which surprised us, but the contract does say "as necessary to maintain clearances required by the City". He said he wants to keep doing our maintenance. Kathie and Deb both expressed satisfaction with Dirtman's irrigation, mowing, and snow removal work, but concerns about the tree trimming and aphid treatment. The Board members discussed whether it might work to separate the tree trimming and aphid treatment from Dirtman's contract, and contract with others for that work.

Jason will talk to Dirtman this week and ask for a contract proposal for next year for the full range of work in this year's contract. If he balks, Jason will see whether he might be interested in a less expensive contract without tree trimming and aphid treatment.

**Website:** There are a number of changes Hannah hasn't yet made to the Website. She also hasn't added Jim Polk to the HMRNA email yet.

**New Business:**

**2021 Budget:** In reviewing the spreadsheet we were going to use to discuss the budget, we noticed that the numbers didn't match Jane's latest and the current year columns for budget and expense to date were labeled "2019" rather than "2020". Kathie will modify the spread sheet and Drew will check it, and we will meet again on December 1<sup>st</sup> to set the budget for 2021. By that time, we will know Dirtman's response to the landscape maintenance, and will be better able to estimate that expense for next year.

The meeting was adjourned at 7:20 pm. The next regular Board meeting will also be via ZOOM, on December 1<sup>st</sup> at 6:30 pm.

*Kathie Snodgrass*  
Secretary