

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808

Board Meeting

December 1, 2020

6:35 pm, via ZOOM



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

Debbie moved and Jim seconded that the minutes for the November meeting be approved as submitted. The motion passed unanimously.

Financials:

As of November 31st, the balance sheet showed \$23,113.69. There was \$20,612.86 in the bank. Accounts receivable were \$2,325.00. The variance report showed \$5,037.36 under budget.

\$530 was received and deposited for dues and transfer fees in November.

November bills paid included Dirtman: \$1700.00 plus \$150 to reimburse the mowing subcontractor for picking up dog waste 3 times in October, JDM Enterprises: \$120.45 (for October office services), Kathie Snodgrass: \$12.29 reimbursement for duplicate mail house keys and key fobs, Ken Henegar: \$3,894 final payment for renovations to the mail house and sidewalk, and NW Energy: \$471.25, which includes catch-up for the period from mid-June through mid-September when their meter wasn't working.

While Roberta is recovering, she is reviewing payments, then Jane gives the checks to Jason to sign, then Roberta again reviews the checks.

Old Business:

2021 Budget: Kathie presented a draft budget, based on Roberta's proposed budget, but adjusted to reflect the actual expenditures and revenue as of 10/31/20 plus the estimated cost of the proposed picnic shelter at the Dublin Common Area. The proposed budget including the picnic shelter will result in depleting most of the gross reserves. Jason suggested that we should probably consider raising the dues, which we haven't done in 7 years. Deb moved and Drew seconded that the budget be adopted as amended. The motion passed unanimously.

Improvements: Jason has discussed potential Dirtman contracts for 2021 with Dan and Tommi. They have committed to doing both spring and fall aphid treatments, and would like to increase their monthly payments to \$1,850 to cover the lawn mowing subcontractor's dog waste pickups. Drew moved and Laurie seconded that we again contract with Dirtman for landscape services, with a modification to the language for the aphid treatments to reflect the twice a year ground drench, with the spring treatment to be applied between ground thaw and tree budburst and fall treatment between the final mow/leaf pick-up and ground freeze-up. Treatment must not be done when the ground is frozen or covered with leaves. The motion passed unanimously.

Landscape Maintenance: Kathie explained the history of the \$1,700 bill from ProSweep for landscape work related to the new sidewalks at the mail house. She had assumed when she talked to Bob Brugh and Bob requested that she contact ProSweep to have them do whatever modifications to the irrigation system were necessary in order to install the new sidewalks, that

the Business Association would pay for the work. In addition, ProSweep opted to relocate water and control lines so that they were not under the new sidewalk, rather than just relocating the sprinklers. This would allow ProSweep to more easily access the lines, should they need repair in the future. ProSweep had tried to bill both the Business Association and Ken Hennegar, but neither felt responsible for the work. Kathie felt that ProSweep should be paid for the work, but that HMRNA should not have to pay for the relocation work that was outside of what was needed to place the sidewalks. Drew, who works for one of the businesses in the Business Association and has a good relationship with Bob Brugh, said he would be willing to discuss this with Bob Brugh, and see whether the Business Association would pay half the bill. Kathie moved and Jim seconded that we pay the full amount of the ProSweep bill, with the understanding that Drew would pursue reimbursement for half the amount from the Business Association. The motion passed unanimously.

New Business: There was no new business.

The meeting was adjourned at 7:15 pm. The next regular Board meeting will also be via ZOOM, on January 19th at 6:30 pm.

Kathie Snodgrass

Secretary