

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808

Board Meeting

January 19, 2021

6:45 pm, via ZOOM



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

Debbie moved and Drew seconded that the minutes for the December meeting be approved as corrected. The motion passed unanimously.

Financials:

As of December 31st, the balance sheet showed \$18,535.56. There was \$14,905.56 in the bank. The variance report showed \$6,539.61 under budget.

Accounts receivable were \$1,520.00. Jane reports the following outstanding dues BEFORE current billing to 5 owners: \$135.00, \$275.00, \$135.00, \$275.00, and \$690.00. This is the lowest accounts receivable amount any Board members could remember. The Board members expressed appreciation to Roberta and Jane for their work with owners and liens to reduce the amounts owed. \$1,055.00 was received and deposited for dues and transfer fees in November.

December bills paid included Dirtman: \$1700.00, JDM Enterprises: \$129.07 (for November office services), AmTrust, America: \$2,110.00 for liability insurance, ProSweep: \$2,656.85 for adjustments to the irrigation system associated with improvements at the mail house, and NW Energy: \$82.82 for November and \$83.56 for December.

Old Business:

2021 Budget/Annual Meeting: Looking at the year-end numbers from 2020, with the unexpected expenses for irrigation work near the mail house, the Board realized that without raising dues, there would not be enough funding to construct the picnic pavilion at Dublin Street Common Area in 2021. It's too late to raise the dues amount for the January billing. Kathie suggested that this be brought to the attention of the owners at the Annual Meeting and discussed during that meeting. After a little discussion, the Board agreed that the Annual Meeting should be held sooner than would be feasible if we waited until everyone was vaccinated so we could hold an in-person meeting. Jason said he could arrange for a ZOOM meeting. We will set a date for that meeting and arrange for a letter to go out to owners stating the date, time, and how to get the link; showing the 2021 budget; and including proposed discussion topics.

Improvements: Drew reports that he has not received any response from Bob Brugh concerning the Business Association paying for the irrigation work near the mail house beyond that necessary for construction of the new sidewalks.

Treasurer: Roberta hopes to be back with us in February. Until then, Deb volunteered to pick up the HMRNA mail from the box, log the checks, and pass checks and invoices to Jane. Deb will talk to Roberta to make arrangements.

Kathie moved and Drew seconded that Jane be directed to send out the first half dues statements without a letter. The letter will be sent separately as discussed in "2021 Budget/Annual Meeting" above.

Landscape Maintenance: Deb reported that she has purchased new dog waste signs, and will move all the signs and wire supports not currently in use to the mail house when she receives them. Jason will move the meeting notice signs to the mail house also.

New Business:

State Report: Drew will file our online report this year, since Roberta is under the weather.

Arrears Fee: An owner changed property managers and the new manager's address was not immediately reported to HMRNA. By the time the dues billing had been returned from the former property manager to HMRNA and the property owner provided the new property manager's name and address, the bill was sent to the new property manager, and the new property manager paid the bill, two months had passed and an arrears charge of \$5.00 had been charged. Drew moved and Deb seconded that this fee be removed from the owner's account. The motion passed unanimously.

Broken Branch: Drew carted off a branch that had apparently broken from a boulevard tree during the last windstorm. Kathie will check to see whether the tree trunk split when the branch broke.

The meeting was adjourned at 7:39 pm. The next regular Board meeting will also be via ZOOM, on February 16th at 6:30 pm.

Kathie Snodgrass
Secretary