

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808

Board Meeting

May 18, 2021

6:35 pm, via ZOOM



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

The meeting minutes for April's were discussed. One error was corrected. The notes were not official, because a quorum was not present and no actions were voted on or taken.

Financials:

As of April 30th, the balance sheet showed \$24,220.08. There was \$22,562.39 in the bank. The variance report showed \$8,345.57 under budget. Accounts receivable were \$2,595.13. One owner is \$825 behind on dues and two owners are around \$400 behind. All other arrears are smaller amounts.

April bills paid included Dirtman: \$1,850, JDM Enterprises: \$98.12 (for March office services), and Cedar Mountain: \$136.00 (to recover and reinstate our website domain). The NorthWestern Energy bill had not yet arrived by the end of the month. Carol moved and Deb seconded that the March and April financials be approved. The motion was approved unanimously.

Old Business:

Mutt Mitt Station Servicing: Sam McKenzie talked with Roberta about the MuttMitt bags. He received the shipment of MuttMitt bags. He asked how to submit the bill. Roberta asked him to send it hard copy or electronically to Roberta as Treasurer. The McKenzies empty the MuttMitt receptacles every Tuesday. They are seeing some trash in the receptacles. This is unfortunate, but has always occurred.

Dues: At the General Meeting in February, members present voted to raise the dues to \$290 per year in 2022, with notice of the pending increase to be mailed to all owners along with their 2nd half 2021 dues notices. Drew will draft the note. Kathie will send him the template/letterhead for HMRNA. Debbie suggested adding information about our ongoing irrigation and aphid problems and what we are doing about them.

State Report: Drew filed the report online. Roberta told him to send her the fee payment statement, and she would see that he was reimbursed.

New Business:

Resignation: Jason has resigned from the Board and President's position. Debbie nominated Drew to be the new Board President. The nomination was seconded by Carol. The motion passed unanimously.

Mail House: The mail house really needs to be repainted, and the bottom boards on both east and west sides of the building need to be replaced. Kathie saved contact information on a couple of painting contractors that have worked in our neighborhood in the last year and have done a good job. Jim said he also has contact information for a painter that does good work. Several Board members do not like the current colors. Gray with green trim was suggested as a more attractive color scheme. Debbie moved and Laurie seconded that we engage a

contractor to repaint the mail house in gray and green before snowfall. The motion passed unanimously. Kathie will draft a request for quotes including colors, and Kathie and Jim will contact the painters for estimates.

Little Free Library: After consideration, Debbie moved and Carol seconded that the Little Free Library should be mounted on the railing at the Mail House, and painted the same background color as the mail house. Laurie generously offered to paint it, and add colorful designs to liven the appearance. Debbie amended her motion to include Laurie's offer, and the motion passed unanimously.

Treasurer: Roberta reviewed the traditional Treasurer duties and suggested that with electronic programs now available for checks and balances, it might be better to have JDM enterprises take on more of the routine duties. Drew has talked to Jane about using on-line bill pay rather than paper checks to pay contractors that perform regular or frequent work for HMRNA. Jane doesn't currently have the administrative privileges necessary to do that. However, we can work with the bank to set up Jane so she could upload bills to be paid and Roberta as Treasurer could approve them online. Roberta will get this set up and update the authorizations. We will also need to have Drew added to our account, and Jason removed. The Treasurer will also consider whether we should remove from entirely paper records to keeping some records electronically. Debbie will continue to pick up the HMRNA mail at the mail house and deliver the bills to Jane for the time being.

HMRNA Web Site: Bob at Cedar Mountain got our Go Daddy domain back for us. They offer domain support for \$35 per year. They also provide other Web services. They charge \$120 per hour to do updates. Since Hannah has become busier with her new job, she doesn't really have time to keep the Website current. Cedar Mountain would need administrative privileges on G-suite to handle updates and other changes. Hannah may have the information on administrative authorities. Drew will get hold of her and ask. Weebly will need to be renewed in December, which Hannah handled last time. Kathie moved and Jim seconded that we engage Cedar Mountain to perform our website updates. The motion passed unanimously. Carol pointed out that we should add this cost to our annual budget and set up a regular schedule for getting updates to Cedar Mountain.

Landscape: A Dirtman bill for \$1,965.00 has surfaced that we had not seen before due to our email problems. Deb will call Dirtman and find out what work it covers (the bill was not itemized).

The aphids are really bad this year on the ash trees. Dirtman says they applied the ground drench aphid treatment at the appropriate time. The aphid treatment that was done by a couple of homeowners on the parking strip trees in front of their houses worked much better. Also, we are not sure whether fertilizer was applied this spring, and judging by the number of dandelions in the parking strips, Dirtman didn't do the annual weed treatment yet. It also appears that some sprinklers are not functioning properly. Deb will check with Dirtman on the sprinklers and remind Dirtman of all that is in the contract they drew up and signed and that it is not reasonable that we should have to hound them about this work that is clearly included in the contract, and that we are having doubts about renewing their contract next year.

The meeting was adjourned at 8:00 pm. The next regular Board Meeting will also be via ZOOM, on June 15th at 6:30 pm.

Kathie Snodgrass
Secretary