

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808

Board Meeting

July 20, 2021

6:30 pm, via ZOOM



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

Roberta moved and Deb seconded that the meeting minutes for May and June be approved as submitted. The vote was completed via email on July 22, 2021 and was unanimous.

Financials:

As of June 30th, the balance sheet showed \$16,756.43. There was \$13,469.44 in the bank. The variance report was not available. Accounts receivable were \$2,320.00. June bills paid included Dirtman: \$1,850, JDM Enterprises: \$80.76 (for May office services), Cedar Mountain Software (\$136.00 – replaces check 3840, voided 6-9-2021), Deb Goertzen: 132.00 (reimbursement for dog waste signs), Roberta Smith: \$783.94 (reimbursement for dog waste supplies), Aiden McKenzie: \$240.00 (dog waste services for March, April, and May), and NorthWestern Energy: \$96.51.

Old Business:

Mail House Painting: Only one contractor responded and the cost is quite high. Kathie will check again with Missoula Works, and Roberta will check with Opportunity Resources.

Landscaping: Deb reported that she had talked with Dan at Dirtman about dry grass issues.

Dirtman estimates the cost for fixing the irrigation system so that Dublin Common Area will be watered properly is around \$4,000. This would include splitting the irrigation for the area into two zones and adding six to eight sprinkler heads. Dirtman is also in the process of investigating what it will take to fix other chronically dry areas. Deb is trying to get Dirtman to walk the neighborhood again and check whether all the individual heads are working.

Hannah made several in-person attempts to contact a neighbor whose bushes have grown out into a common area and are blocking the sprinkler heads, causing dry grass. She reports no success, and that the owner is only a part-time resident. Drew will send a letter to the property owner explaining the problem with the bushes, and letting them know that if they don't trim the bushes back, the Association will do so, and bill them for the work, in accordance with the Declaration of Covenants and the Upkeep Policy.

Columbia Ground Squirrels: Roberta contacted her lawyer for advice or a referral about the Association's responsibility and any potential liability for ground squirrel damage. He will get back to her tomorrow.

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 August 17th at 6:30 pm.

Kathie Snodgrass

Secretary