

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808

Board Meeting

September 21, 2021

6:33 pm, via ZOOM



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

Roberta moved and Debbie seconded that the meeting minutes for August 17 be approved as submitted. The vote was unanimous.

Financials:

As of August 31st, the balance sheet showed \$27,003.43. There was \$23,676.40 in the bank. The variance report showed \$14,547.66 under budget. Accounts receivable were \$4,645.00. August bills paid included Dirtman: \$1,850, JDM Enterprises: \$146.20 (for July office services), Ferguson Law: \$2,000 (retainer), Drew: \$25.13 (\$20 reimbursement for the report to the Secretary of State and \$5.13 reimbursement for postage on the certified letter to the homeowner with the overgrown bushes impeding common area sprinklers), and NorthWestern Energy: \$202.02.

Old Business:

Mail House: Roberta expressed concern that the mail house, which will not be painted this year as discussed last month, is dirty from all the wildfire smoke this summer and has a lot of cobwebs. She suggested power washing it. Kathie agreed that it would be good to get the cobwebs and dirt off the mail house, but was concerned that a power wash might remove paint as well, which could jeopardize the integrity of the siding over the winter. Drew offered to brush off the mail house, which offer was gratefully accepted. In discussing the painting next summer, Kathie clarified the difference between paint (a surface coating) and stain (a penetrating coating), and explained that solid stain would cover a previous stain whereas semi-transparent stain would allow the color of the previous stain to show through.

Landscaping:

Drew said the bushes that were impeding the common area sprinklers have been cut back and the grass in that area is greening up.

Deb reported that Dirtman has not yet got back to her on dandelion control. However, they expect to do aphid treatment after the leaves fall this autumn and will blow-out the sprinklers before mid-October.

Deb reported that Dirtman has repaired the irrigation lines and replaced the sprinkler heads in the parkway that were torn up when Hellgate Village constructed their new access road. Sod has been placed over the torn-up ground. The torn-up area where they had to repair a line and sprinkler head in the oval at the north end of Dublin Street has also been repaired. Deb will post the updates on the bulletin board at the Mail House.

Columbia Ground Squirrels: Drew reported that Ferguson Law advised us that HMRNA has an obligation to mitigate ground squirrel problems on HMRNA common ground. He sent them a follow-up question about whether HMRNA has an obligation to mitigate the ground squirrel problem on private properties in our neighborhood. He has not received a reply yet. We need this advice because it is anticipated that this problem may increase depending on the time-of-

year that work commences on the future development immediately west of Hellgate Meadows, which will likely commence within the next 3 years or so.

New Business:

Angry Property Owner: An owner sent an angry note with the check paying their July billing, saying they didn't feel they were getting much benefit for the dues they were paying. Roberta will contact the owner with the budget information that shows income and itemized expenses and let the owner know the best way to assure effective use of dues is to become involved in HMRNA leadership.

Bulletin Board: Laurie mentioned that it would be nice for neighbors to feel like they know a little more about others in the neighborhood, and suggested posting a "Pet of the Month" article on the bulletin board as a way to share some fun information. Board members agreed that would be a fun addition to the bulletin board. Roberta volunteered that she'd just adopted a stray cat. Kathie said she'd contribute info about the goldfish in her outdoor pond. Laurie will implement the idea.

The meeting was adjourned at 7:34 pm. The next regular Board Meeting will also be via ZOOM, on October 19th at 6:30 pm.

Kathie Snodgrass
Secretary