

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808

Board Meeting

November 16, 2021

6:30 pm, via ZOOM



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

Roberta moved and Laurie seconded that the meeting minutes for October be approved as amended. The vote was unanimous.

Financials:

As of October 30th, the balance sheet showed \$14,710.04. There was \$11,233.34 in the bank. The variance report showed \$4,115.68 under budget. Accounts receivable were \$3,125.00 (the amount was down to \$2,855.00 on November 14). October bills paid included Dirtman: \$1,850, JDM Enterprises: \$132.56 (for September office services), and NorthWestern Energy: \$169.82.

Old Business:

Infrequent Board Attendees: Hannah has resigned from the Board due to increased duties at work. We will consider Carol resigned unless we hear otherwise from her.

Mail House: Jim has some spare dirt and grass seed, which he will add to the disturbed lawn area.

Angry Property Owner: Roberta misplaced her note about this, so didn't have the contact information to check with the owner. Laurie suspects she knows which neighbor it is and will discretely inquire, then talk to the neighbor if that is who it is.

Street Light Out: Anchor Electric fixed light "R" at Roberta's request. She also talked to them about why that particular light was always going out. Anchor had to special order a replacement bulb and a piece inside the lamp also needed to be replaced – there were back-order supply problems, but it should be fine now.

Landscaping: The broken branch on O'Shaughnesy Street disappeared. Kathie will check the tree to see if there is a wound that needs to be addressed.

Mutt Mitts: Montana Pooper Scoopers has been collecting "deposits" and is now on electronic bill pay. Sam returned the extra supplies to Roberta and MPS picked them up. Kathie talked to Sam, who said the McKenzies were just tired of having to deal with garbage as well as the dog waste, and Aiden often had conflicts between school activities and the pick-up, so they decided they just couldn't do it anymore. MPS says the only way to prevent trash from being deposited in the dog waste receptacle is to add a trash garbage can. Which MPS would be willing to empty. Roberta will check on the cost.

Columbia Ground Squirrels: Drew has not yet heard back from Ferguson Law on whether they used all of the retainer funds.

Web Updates: Kathie had an extraordinarily busy month and didn't contact Cedar Mountain yet to initiate the second phase of updates.

New Business:

Budget: Roberta presented a draft 2022 budget. Costs are rising. We will need to strongly consider raising dues rates again after 2022 to keep up with neighborhood upkeep. After discussion of all the items, Jim moved and Roberta seconded that the draft be accepted with the amount for park improvements eliminated and the cost for the mail house paint cut in half. The motion passed unanimously. See the attached budget.

The meeting was adjourned at 7:53 pm. The next regular Board Meeting will also be via ZOOM, on December 21st at 6:30 pm.

Kathie Snodgrass
Secretary

2022 Income and Expense Budget		Annual Dues: \$290				
		2021 Budget	as of 10-31-2021	Over/Under Budget	2022 Budget	
ORDINARY INCOME/EXPENSE						
INCOME						
4000	Association Dues/Fees 117 Units	\$ 30,420.00	\$ 30,290.00	\$ (130.00)	\$ 33,900.00	
4100	Transfer Fees	\$ 1,500.00	\$ 1,750.00	\$ 250.00	\$ 1,500.00	
4105	Paypal Fees	\$ -	\$ 23.54	\$ 23.54	\$ -	
4110	Late Fees	\$ 60.00	\$ 120.00	\$ 60.00	\$ 70.00	
Total Income:		\$ 31,980.00	\$ 32,883.54	\$ 203.54	\$ 35,500.00	
EXPENSE						
615	Annual Report-Secretary of State	\$ 20.00	\$ 20.00	\$ -	\$ 20.00	
6180	Liability Insurance	\$ 2,200.00	\$ 1,758.30	\$ 441.70	\$ 2,200.00	
6200	Landscape Maintenance/Snow Removal (\$1850/Mo)	\$ 22,200.00	\$ 25,565.00	\$ (4,365.00)	\$ 24,000.00	
6210	Park Improvements	\$ 24,000.00	\$ -	\$ 24,000.00	\$ -	No Picnic Shelter, Other?
6220	Property Repairs and Maintenance					
	6220-1 Mail House	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 2,500.00	Painting/Staining
	6220-2 Street Lights	\$ 250.00	\$ -	\$ 250.00	\$ 250.00	
	6220-3 Mail Mnt Stations	\$ 2,000.00	\$ 1,983.94	\$ 16.06	\$ 3,000.00	
	6220-5 Sidewalk Repair Reimbursement	\$ 250.00	\$ -	\$ 250.00	\$ 250.00	
	TOTAL 6220-PROPERTY REPAIRS/MAINTENANCE	\$ 3,500.00	\$ 1,983.94	\$ 1,516.06	\$ 6,000.00	
6250	Utilities-Electric (Well Pump/Street Lights/Mail House Lights)	\$ 1,750.00	\$ 1,146.41	\$ 603.59	\$ 1,750.00	
6270	Professional Fees					
	6270-1 Accounting (Annual Tax Preparation)	\$ 100.00	\$ 135.00	\$ (35.00)	\$ 135.00	
	6270-2 Bookkeeping	\$ 2,000.00	\$ 1,952.04	\$ 347.96	\$ 2,000.00	
	6270-3 Postage and Supplies	\$ 400.00	\$ 345.31	\$ 54.69	\$ 400.00	
	6270-4 Legal (incl. filing fees, collections)	\$ 250.00	\$ 2,857.42	\$ (1,607.42)	\$ 500.00	
	TOTAL 6270-PROFESSIONAL FEES	\$ 2,750.00	\$ 4,389.57	\$ 1,639.57	\$ 3,035.00	
6280	Special Association Events	\$ 250.00	\$ -	\$ 250.00	\$ 250.00	
6295	Miscellaneous Supplies	\$ 125.00	\$ 264.00	\$ (139.00)	\$ 300.00	
6290	Telephone Voice Mail	\$ -	\$ -	\$ -	\$ 50.00	
6295	Website Hosting	\$ -	\$ 266.00	\$ (266.00)	\$ 390.00	Renewal 2022
6391	Village Core Contribution	\$ -	\$ -	\$ -	\$ -	
Total Expense		\$ 56,025.00	\$ 36,304.22	\$ 23,561.92	\$ 37,995.00	
NET ORDINARY INCOME	Builds Positive Reserves/Protects Negative Deq	\$ (24,045.00)	\$ (4,120.68)	\$ (23,358.38)	\$ (2,495.00)	
YTD GROSS RESERVES (Bank Account)	\$10,725.90	As of 10/31/21				