

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808

Board Meeting

April 18, 2023

7:00 pm, via ZOOM



Board Members Present (via ZOOM): Debbie Goertzen, Drew Rieker, John Shannon, Kathie Snodgrass, and Laura Morris.

Debbie moved and John seconded that the Board meeting minutes for February be approved with a minor correction. The motion was approved unanimously. The March General Meeting minutes cannot be approved until next year's general meeting, but a clarification was suggested.

Financials:

As of March 31, the balance sheet showed \$21,049.77. There was \$15,493.00 in the bank. The variance report showed \$13.35 under budget. Accounts receivable were \$3,974.26. There were \$17,187.72 in deposits. March bills paid included Dirtman: \$1,850, Cedar Mountain Software: \$20.00 (for web communications system), JDM Enterprises: \$323.00 (for office services), Anchor Electric: \$245.00, Montana Pooper Scoopers: \$1,766.00 (including the new garbage cans and installation), NorthWestern Energy: \$63.97, Carl Rummel: \$150.00 for income tax preparation and filing; and Laura Morris: \$36.47 for treasurer's office supplies.

As of February 28, the balance sheet showed \$25,643.46. There was \$16,575.28 in the bank. The variance report showed \$283.49 under budget. Accounts receivable were \$5,698.31. There were \$14,059.16 in deposits. February bills paid included Dirtman: \$1,850, Cedar Mountain Software: \$107.50 (for web communications system and website update), JDM Enterprises: \$446.00 (for office services), Montana Pooper Scoopers: \$250.00, and NorthWestern Energy: \$73.72.

Jane sent late reminders to those whose dues were not yet paid, and several owners responded by making their payments.

Old Business:

Street Lights: Drew is still trying to track down the right City person to talk to about our dead street lights. John reported that Anchor Electric said we need to make a decision about our street light system soon because the current system is worn out and parts are becoming increasingly hard to find. Our options seem to be no street lights or total replacement of the system. We may need to take out a loan to finance a new system, which would require a vote of the owners. John will talk to NorthWestern Energy about providing street lights for a monthly charge. There are about a dozen intersections in the neighborhood that would need new street lights. Generic "farm yard" or "cobra head style" street lights would likely not be acceptable to our neighbors.

Responsibilities: Drew will get a document ready. We can use it to clarify who answers questions from owners as well as who contacts our contractors.

Aphids: On April 11, the Board approved via email contracting with Nature's Best to do an injection treatment for aphids on our ash street trees, and give Nature's Best the addresses of owners so they can offer concurrent treatments for yard trees at each owner's expense. Nature's Best will perform the treatment tomorrow. Deb offered to walk them around to make sure they get the right trees.

Dues/Arrears/Liens: Kathie still hasn't received copies of the latest liens from Jane. Laura will remind her again to send copies.

Response to Owner: Laura responded to an owner who had included a note with his dues concerning our pet waste contract, and received a nice note back.

Transfer Fees: At the annual meeting, the attendees voted to raise the transfer fee amount to \$500. Drew will let Jane know of the change.

Note: the authority for this change is contained in the
HMRNA Declaration of Easements, Covenants, and Restrictions
10.6 Capital Contribution; Transfer Fee.; (b) Subsequent Closings.

At each subsequent closing and transfer of title, the new Owner shall pay two hundred fifty dollars (\$250), which amount may be increased in accordance with cost of living increases as determined annually by the Association board, which shall be collected by the Association in a separate fund for the benefit of the Residential Neighborhood's Commons and, if it chooses, enhancement of the Common Area(s). The transfer fee shall not be paid by a Mortgagee who assumes title as the result of a foreclosure.

This section was amended to read as above by a vote of all owners in 2014.

New Business:

Storing Paint/Officer Eligibility Status: John offered to store the mail house paint and stain when Drew moves to his new home. He has sold the home he currently lives in, but is still the owner of the home across the street, which he rents out. The Board confirmed that since Drew is still a property owner in the neighborhood, he is eligible to remain on the board even after he no longer resides in the neighborhood.

Minor Change: Kathie said they hope to install solar panels on the roof of their garage this summer, and asked that a different Board member serve on the Architectural Review Committee in her stead when considering her Application for Minor Change. Debbie volunteered to do so.

The meeting was adjourned at 7:50 pm. The next regular Board Meeting will also be via ZOOM (<https://jccscpa.zoom.us/j/94245199462>), on May 16th at 7:00 pm.

Kathie Snodgrass
Secretary

RE: Voicemail Options



Kathleen Snodgrass <kippie_snodgrass@hotmail.com>

9/23/2022 7:34 AM

To: laromor48@gmail.com; John Shannon Cc: drew.rieker@hmrna.org; Hellgate Meadows Board

Yeah, sadly, I agree. I will work on getting the web site altered, perhaps including a short sentence about not wishing to "waste" dues money, or something of that nature...

Kathie Snodgrass
2702 O'Shaughnessy Street
Missoula, MT 59808
406-541-8639
kippie_snodgrass@hotmail.com

Sent from [Mail](#) for Windows

From: laromor48@gmail.com via board
Sent: Thursday, September 22, 2022 10:21 PM
To: [john Shannon](mailto:john.shannon)
Cc: drew.rieker@hmrna.org; [Hellgate Meadows Board](#)
Subject: Re: Voicemail Options

I agree that if the volume is small, it's not worth the price. So I'm for leaving it out.
Laura

Sent from my iPhone

On Sep 22, 2022, at 1:56 PM, John Shannon <johntimshannon@gmail.com> via board <board@hmrna.org> wrote:

Thanks for doing this homework, Drew. Maybe we should delete our phone number from the website, correspondence, etc. and just go with email or snail mail for contact.

John T. Shannon
2624 O'Shaughnessy Street
Missoula, MT 59808
501.663.5557 (voice or text)

On Sep 22, 2022, at 11:27 AM, drew.rieker@hmrna.org via board <board@hmrna.org> wrote:

Hello everyone,

I wanted to get back to you on the voicemail options for the HOA. I have looked at several companies to find the basic voicemail service that also allows them to be sent to email (either transcribed or not).

Based on my research, the cheapest solution is \$10/month, and up from there. The cheapest is through Freedom Voice: [Get Cheap 800 Numbers - Just \\$9.95 / Mo. with More Minutes & Features \(freedomvoice.com\)](http://freedomvoice.com)

Seeing this pricing makes me wonder if it is truly necessary for us to have a voicemail option. Given the fact that we don't expect a lot of voicemails each month, this is a rather high cost-per-call. These days, it is rare that someone does not have access to email.

I wanted to get your thoughts on whether this is something we should proceed with or not.

Thanks,
Drew