

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808

Board Meeting

May 16, 2023

7:00 pm, via ZOOM



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

John moved and Laura seconded that the meeting minutes for April be approved with the spelling of John's last name corrected. The motion was approved unanimously.

Financials:

As of April 30th, the balance sheet showed \$18,515.65. There was \$13,134.71 in the bank. The variance report showed \$872.77 net income over budget. Accounts receivable were \$2,299.26. There were no deposits, although one dues check came in too late to be recorded in April by the bank. April bills paid included Cedar Mountain Software: \$20.00; Dirtman Sprinklers: \$1850.00; JDM Enterprises: \$227.99; Montana Pooper Scoopers: \$200.00; and Northwest Energy: \$60.30.

We received a transfer fee of \$250 dated May 10, which was well after the vote to change the transfer fee to \$500 effective immediately at the March General Meeting. Drew offered to call the title company and let them know the amount is incorrect. Kathie will send the correction for the Website to Cedar Mountain this month.

The bill of May 2 for Nature's Best's aphid treatment did NOT go to Jane, so Drew will make sure she gets it and pays it ASAP.

Old Business:

Street Lights: John says that NorthWestern Energy uses wood power poles with LED lights, and they use boring technology to slip the electrical wires underground between poles. There's a form to fill out that doesn't obligate anybody, but would allow a rough cost estimate to be made. After discussion, John said that he'd proceed with getting a cost estimate and also get a photo of what the lights would look like.

Laura contacted Mirtha Becerra, our City Council rep, who forwarded her inquiry to the appropriate City staffers, but the staffers haven't responded. Laura will let Mirtha know, and perhaps she can prompt them.

Responsibilities: This is on hold, but Drew should be able to get it done this month.

Aphids: The aphid treatment was completed in April. We will know soon how effective the \$1,200 injection treatment is.

Dues/Arrears/Liens: Kathie has still not received copies of the current liens from Jane. Drew will follow up with Jane.

Paint: Drew will drop the mail house paint and stain at John's house soon.

New Business:

Mail House Paint and Stain: Painting season is approaching. We will probably need to apply 2 coats of stain to the posts and rails and paint to the replaced siding. Tentatively, volunteers will do this work June 24th at 9 am (unless it rains). We will confirm the date at the June 20 Board meeting.

Sidewalk Grinding: Mr. Congdon has not yet scheduled a day to grind the sidewalk lumps by the condos. Drew will contact him and ask when he'll be doing that.

Landscaping: It's lawnmowing, weedkilling, and irrigating season already. Be sure to tell Debbie if you notice problems in our common areas, so she can pass the info along to Dirtman and get things fixed.

The meeting was adjourned at 7:45 pm. The next regular Board Meeting will also be via ZOOM (<https://jccscpa.zoom.us/j/94245199462>), on June 20th at 7:00 pm.

Kathie Snodgrass

Secretary

Update: On May 18th, the Board voted via email not to pursue the increased transfer fee amount on the recent property sale, since the title company had called to confirm the amount before we voted to change it. See emails below.

From: drew.rieker@hmrna.org via board
Sent: Wednesday, May 17, 2023 4:22 PM
To: [Hellgate Meadows Residential Neighborhood Assoc.](#)
Subject: Transfer Fees

Hi everyone,

I wanted to provide an update from the title company regarding the short payment of transfer fees. Apparently it was due to timing. They called Jane the beginning of April when the fees were \$250, but we changed them on April 18th before the closing occurred. So it's understandable that they paid the wrong amount. They have since updated their files for our \$500 transfer fee.

I am waiting for a call back from the manager over there. They are going to advise on the best route to resolve this. We may just need to bill the homeowner for the additional \$250 if the title company doesn't make us whole.

More to come when I hear back, but I don't think it will be today based on the person's voicemail.

Thanks,
Drew

On May 17, 2023, at 5:12 PM, Kathleen Snodgrass <kippie_snodgrass@hotmail.com> wrote:

Or... we could choose not to pursue this one, since they DID call, and were told the previous number.

Kathie

Sent from [Mail](#) for Windows

On Wed, May 17, 2023, 5:16 PM Drew Rieker <drew.rieker@hmrna.org> via board <board@hmrna.org> wrote
If it comes down to billing the homeowner I would tend to agree. If the title company will cover it, then great.

Drew

From: [john Shannon](mailto:john.Shannon)
Sent: Wednesday, May 17, 2023 6:07 PM
To: [Drew Rieker](mailto:Drew.Rieker)
Cc: [Kathleen Snodgrass](mailto:Kathleen.Snodgrass); [Hellgate Meadows Residential Neighborhood Assoc.](mailto:Hellgate.Meadows.Residential.Neighborhood.Assoc.)
Subject: Re: Transfer Fees

I, too, would not pursue the homeowner.

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

-----Original Message-----

From: "Debbie Goertzen <debanddangoertzen@gmail.com> via board" <board@hmrna.org>
Sent: Wednesday, May 17, 2023 6:24pm
To: "Drew Rieker" <drew.rieker@hmrna.org>
Cc: "Kathleen Snodgrass" <kippie_snodgrass@hotmail.com>, "Hellgate Meadows Residential Neighborhood Assoc." <board@hmrna.org>
Subject: Re: Transfer Fees

I vote not to pursue this one.
Debbie.

From: laromor48@gmail.com
Sent: Wednesday, May 17, 2023 8:33 PM
To: [Debbie Goertzen](mailto:Debbie.Goertzen)
Cc: [Drew Rieker](mailto:Drew.Rieker); [Kathleen Snodgrass](mailto:Kathleen.Snodgrass); [Hellgate Meadows Residential Neighborhood Assoc.](mailto:Hellgate.Meadows.Residential.Neighborhood.Assoc.)
Subject: Re: Transfer Fees

I agree with Debbie.
Laura

Sent from my iPhone

From: [Kathleen Snodgrass](mailto:Kathleen.Snodgrass) <kippie_snodgrass@hotmail.com> via board
Sent: Thursday, May 18, 2023 12:03 PM

To: laura.morris@hmrna.org; [Debbie Goertzen](#)
Cc: [Drew Rieker](#); [Hellgate Meadows Residential Neighborhood Assoc.](#)
Subject: RE: Transfer Fees

Well, I vote not to pursue also in this case, so that's 4 which is the majority. I don't think there's any point in making ourselves look too hard-ass about this – or, even worse, like we went back on our word. I'd say you'd be safe having Jane deposit the check.

Kathie

Sent from [Mail](#) for Windows

From: laura.morris@hmrna.org
Sent: Thursday, May 18, 2023 11:18 AM
To: [Debbie Goertzen](#)
Cc: [Drew Rieker](#); [Kathleen Snodgrass](#); [Hellgate Meadows Residential Neighborhood Assoc.](#)
Subject: Re: Transfer Fees

Hi everyone,

So may I assume from all the replies that I can get the Check from Flying S Title to Jane, and she may deposit it? The check was dated May 10th. I still have it because of the confusion, and I have been waiting to know if I should pass it on to Jane or return it to Flying S. I guess it depends on whatever developed from Drew's conversation with the agency.

Laura

From: [Kathleen Snodgrass <kippie_snodgrass@hotmail.com>](mailto:Kathleen.Snodgrass@kippie_snodgrass@hotmail.com) via board
Sent: Thursday, May 18, 2023 12:03 PM
To: laura.morris@hmrna.org; [Debbie Goertzen](#)
Cc: [Drew Rieker](#); [Hellgate Meadows Residential Neighborhood Assoc.](#)
Subject: RE: Transfer Fees

Well, I vote not to pursue also in this case, so that's 4 which is the majority. I don't think there's any point in making ourselves look too hard-ass about this – or, even worse, like we went back on our word. I'd say you'd be safe having Jane deposit the check.

Kathie

Sent from [Mail](#) for Windows