

# **Hellgate Meadows Residential Neighborhood Association**

**2625 Dublin Street ♦ Missoula, MT 59808**

**Board Meeting**

**June 20, 2023**

**7:01 pm, via ZOOM**



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

John moved and Debbie seconded that the meeting minutes for May be approved as submitted. The motion was approved unanimously.

## **Financials:**

As of May 31<sup>st</sup>, the balance sheet showed \$15,195.68. There was \$12,470.10 in the bank. The variance report showed \$440.29 under budget. Accounts receivable were \$2,694.02. May bills paid included Cedar Mountain Software: \$20.00; Dirtman Sprinklers: \$1850.00; Montana Pooper Scoopers: \$200.00; and Northwest Energy: \$67.20 (April) and \$56.94 (May).

## **Old Business:**

**Street Lights:** John followed up with NorthWestern Energy and filled out an on-line application for having them install street lights. That is just the first phase, and they won't be accepting applications until later this year. He also found out that they have some nice-looking pendant fixtures with LED bulbs similar to the style the City has been using lately downtown. He also called their public relations person but has received no reply yet. He suggested we might want to let the Business area owner's association know about this, as they have some street lights that also need fixed and they might want to replace them with the same style and at the same time as we do. At the recommendation of NW Energy, John will call for a status update immediately after Labor Day.

Kathie reported getting a phone message about the street light that fell down and was removed at the corner of Dublin and Galway, as well as a dead tree that had been cut down on the Galway side of that corner, with a foot-high stump left. Kathie left a return message saying we were working on the street light issue and would let all our neighbors know when we get things figured out. Deb volunteered that we should have Dirtman saw that stump off flush with the ground when they come around and do the tree trimming.

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

**Aphids:** The aphid treatment was completed in April. So far, there are no signs of aphid damage in any of the street trees. Neighbors have been commenting how nice it is to not have that problem this year.

**Fence Minor Change Application:** Kathie received an application for a fence change and will work with the committee and the applicant to find a solution to her privacy problem on a corner lot that meets the neighborhood requirements.

The applicant also complained about the young Linden trees along O'Leary in the business district that have low limbs that completely block view of any approaching traffic when trying to turn left onto O'Leary from the alley between O'Shaughnesy & Connery or from the busy intersection at Connery and O'Leary. Drew said he'd email the business association about the need for those trees to be trimmed.

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

**Paint:** The painting party will be June 24<sup>th</sup> at 9 am to finish the woodwork and the new siding boards.

**Website Update:** Kathie hasn't finished the list of changes to send to Cedar Mountain yet.

### **New Business:**

**Upkeep Problems:** We have received a complaint from a neighbor about the owner of the house next door not mowing the lawn. Drew will call the owners. Kathie will do a walk through the neighborhood tonight and look for unkempt front yards. **UPDATE:** Kathie did the walk around and found two pretty ratty looking yards that don't meet our published upkeep standards, neither of which was next door to the complainant. Kathie contacted the resident in one yard, who promised to trim the grass and pull the weeds.

**Second Half Dues Letter:** Drew will draft the letter, including mentioning the mail house paint, the current situation with the street lights, the dues raise for next year, street parking, this spring's aphid treatment, and the increase in the Pay Pal fee to \$5.50.

**Legislative Session:** Drew reported that the legislature passed a bill (SB 247) that said that homeowner association covenants that haven't been enforced in 8 years are null and void and that homeowner associations that don't meet for 15 years are legally disbanded. At this point, this doesn't affect us.

The meeting was adjourned at 7:48 pm. The next regular Board Meeting will also be via ZOOM (<https://jccscpa.zoom.us/j/94245199462>), on June 20<sup>th</sup> at 7:00 pm.

*Kathie Snodgrass*  
Secretary