

# **Hellgate Meadows Residential Neighborhood Association**

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

**Board Meeting**

**February 20, 2024**

**7:03 pm, via Google Meet**



Board Members Present (via Google Meet): Debbie Goertzen, Kathie Snodgrass, Laura Morris, and Susan Quinn. John Shannon was unable to attend. Jim Finlayson, a property owner, also attended.

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

## **Financials:**

As of January 31st, the balance sheet showed \$36,952.19. There was \$10,680.48 in the bank. The variance report showed \$165.40 less income than budgeted and \$821.01 less expense than budgeted. Accounts receivable was \$24,093.71. There were \$1,262.33 in deposits. Bills paid included Dirtman: \$1,850.00 for December and \$1,850.00 for January, Cedar Mountain Software: \$20.00 (for web communications system in December) and \$55.00 for January, JDM Enterprises: \$104.50 (for office services), Montana Pooper Scoopers: \$250.00, NorthWestern Energy: \$64.08, and Amtrust: \$2,376.00 (for yearly liability insurance).

## **Old Business:**

**Streetlights:** John has been working to find an affordable solution for replacing the streetlights in the neighborhood. John and Kathie walked the neighborhood and determined that we'd need to install 11 new streetlights to adequately light all the neighborhood intersections. Kathie made a drawing showing the proposed locations. John sent this information to NorthWestern Energy and Anchor Electric and has received an estimate from NorthWestern Energy of around \$2,000 per month and another from Anchor of around \$250,000. The Board members discussed these rather expensive options. They decided that we should explore two more options:

- Only install new streetlights in the area of the neighborhood where the existing streetlights no longer work (4 lights)
- Consider installing solar powered streetlights, probably just for the area where the existing streetlights no longer work (4 lights)

Laura will contact a group she has heard of that helps people get solar lights.

## **New Business:**

**New Board Member:** The Board can have up to 9 members, but we currently only have 5. Jim Finlayson expressed interest in joining the Board. Kathie moved and Debbie seconded that John Finlayson be appointed to the Board to serve until elections at the General Meeting next month.

**Treasurer:** Laura feels she cannot continue as treasurer much longer. Jim Finlayson said that he served as the treasurer of the HOA he belonged to before moving to Missoula and would be happy to do that job. Since Laura does not need to leave the position immediately, this decision can wait until the General Meeting next month.

**General Meeting:** The meeting will be via Google Meet on March 19<sup>th</sup> at 7 pm. Susan will reach out to Jason Suchecki and Drew Rieker to find out who has the sandwich board signs. They

may still be in Jason's garage. When it gets closer to the date, Kathie will post a notice reminding people of the meeting at the mail house bulletin board.

**Homeowner Survey:** Susan will get the information from the homeowner surveys on email addresses and rentals that went out with the first quarter billings from Jane. This will allow us to send out neighborhood information via email.

**Website Update:** The Transfer Fee on the Dues page of our website needs to be updated to show the \$500 transfer fee. Susan will take care of that.

**Budgeting for Reserves:** In the past, we have tried to maintain around \$12,000 in reserves to cover any unexpected situations such as an irrigation pump failure, in addition to the amount budgeted for expenses each year. We have not done this consistently, and that amount is probably not sufficient any more due to inflation. We may want to budget for reserve funds in the future. We will discuss this at the General Meeting.

**Aphids:** The quoted amount from Nature's Best for injection aphid treatment for our street and park trees went up only about \$100 this year (\$1 per tree) to \$1,300, Deb reported. This is quite reasonable. The contract will be signed. Last year, we gave the addresses of owners to Nature's Best so they could let owners know they would do the treatment on privately owned trees for a discounted price while they are in the neighborhood. This year, perhaps we could use the owner email addresses to send that info directly to owners.

**Weebly:** Weebly is changing to 2-year service plans at the same cost (\$10 per month). Paying for this service brought up the idea of getting a HMRNA debit card that could be used for this sort of expense. We will discuss this more at the General Meeting next month.

**Bookkeeper:** Jane is going to retire her bookkeeping business, so we will need a new bookkeeper. Jane, Susan, and Laura each have some leads to other bookkeepers who could possibly work with us. The average bookkeeper charge seems to be around \$65 per hour. Susan and Laura will investigate the leads and Laura will also check with our former treasurer, Roberta.

The meeting was adjourned at 8:05 pm. The General meeting will be Mar 19, 2024 07:00 PM <https://meet.google.com/fkz-fmtu-xez>

*Kathie Snodgrass*  
Secretary