

Hellgate Meadows

Residential Neighborhood Association

2625 DUBLIN STREET, MISSOULA, MT 59808

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General Meeting Notes

March 15, 2022 • 6:30 pm • Held Virtually via ZOOM

Call to Order

President Rieker called the meeting to order at 6:35 pm

Board Member Introductions

Board members Drew Rieker (President), Kathie Snodgrass (Secretary), Debbie Goertzen (Landscape Upkeep), Jim Polk (Mutt Mitts and Street Lights), and Laurie Fliger (Bulletin Board) introduced themselves and explained where they live and what they do as Board members. Roberta Smith (Treasurer) was unable to attend.

Neighbor Introductions

Neighbors John Shanon and Laura Morris introduced themselves and explained where they live.

Meeting Minutes from Last Year's General Meeting

Kathie read the minutes from the March 16, 2021 General Meeting, which was also conducted via ZOOM, due to the COVID pandemic. Debbie moved and Laurie seconded that the minutes be accepted as read. The motion carried unanimously.

Budget and Financial Issues

At the end of 2021, we had \$11,729.91 in the bank. Our profit and loss statement showed \$463 over budget for revenue. Expenses were \$17,293.23 lower than we'd budgeted. Overall, we were \$15,756.77 under budget. This is because we didn't build a shelter at the Dublin Street Common Area that had been in the budget. The bids were much higher than expected and residents expressed little interest in the shelter once the City said the common area could be added to a City Park that will abut that area once the alfalfa field to the west of Hellgate Meadows is developed for housing. However, we did have significant unanticipated costs for repairing and upgrading the irrigation in the Dublin Street Common Area and the triangular common area across Dublin Street from it.

Our 2022 budget shows the increased dues that were approved at the last General Meeting, which resulted in an anticipated increase in revenue, but we also expect high landscape maintenance costs and recently learned we will have some unusual costs for lighting repairs on the south end of O'Shaughnesy Street and adjacent areas, where an underground line broke. We actually could have a budget deficit of around \$2,500 that will have to be covered by reserve funds.

Accomplishments

Drew summarized the accomplishments of the Association during the past year, including: major accomplishments from 2021 and things to come in 2022:

- Storing dog waste pickup signs and “Drive like your kids live here” signs in the new storage room at the mail house.
- The newly installed sidewalks at the mail house are proving very useful to provide access during winter.
- Bulletin board at the mail house is consistently updated with new information – check it out next time you get your mail!
- New dog waste contractor, Montana Pooper Scoopers, was hired. Many thanks to our neighbors, the McKenzies, for taking care of these duties between the resignation of our old provider and hiring our new provider.
- Reactivated the HMRNA website (<http://www.hmrna.org/>) and completed phases 1 and 2 of updates. All owner documents are now available on the Website, along with all policies, meeting minutes, budgets, and other important information for homeowners.
- Jim Polk joins the board of directors this year. Drew Rieker assumed the President’s role after resignation of former president Jason Suchecki, whose many years as president are greatly appreciated. Also, a big thank you to former board members Hannah Sackett and Carol McKenzie for their service.
- In late summer, the landscape contractor reworked and added to the sprinkler system in the Dublin Street Common Area and the common area triangle east of Dublin Street to water the grass more adequately.
- A Little Free Library has been assembled and will be installed at the Mail House in the Spring.
- Several repairs and improvements have been made to our streetlights during the year.

Old Business

Mail House Improvements: We tried to get the business area association to reimburse us for the extra cost of moving the water line when the new sidewalk was constructed, because the relocation was more extensive than would have been necessary. The business area landscape contractor did more extensive relocation work to make any future adjustments easier. We were not successful. In addition, they did not re-sod the disturbed lawn area. As a result, we will be doing that work this spring.

The mail house needs painting and repair. Due to high costs and a shortage of available contractors, we will be looking for volunteers this summer to help with painting and repair. Please look for more information this summer. John and Laura both expressed interest in helping with this.

Street Light Repairs: Recently the lights on O’Shaughnesy and O’Leary have gone dark, and our electrical contractor is attempting temporary repairs. However, the permanent fix will need to wait until spring because the contractor can’t locate the exact site of the line break nor excavate the area to repair it until the ground thaws.

Garbage in the Dublin Street Common Area: Our dog waste disposal contractor said that people are using the dog waste disposal containers as garbage cans, causing them to fill before the weekly service day. This is common all over the City, and the only way to eliminate the problem is to install an adjacent container for regular trash.

The contractor has offered to purchase cans at cost and install them at no cost in the Dublin Street Common Area. The dog waste containers in the oval by the mail house are not affected by this problem. Jim will get information from the contractor about the garbage can cost and appearance. There is concern that they not be standard galvanized garbage cans, because those would detrimentally affect the look of the area.

New Business

Dues: At the general meeting last year, we voted to raise the dues at mid-year (the first time since 2014). With inflation now rearing its ugly head, and the specter of expensive street light repairs looming, we are wondering whether they should be raised again. Laura said she felt dues shouldn't be raised beyond the inflation rate, because there are a lot of retired people in our neighborhood who may struggle if costs go up too much. Drew suggested that the dues be routinely raised each year by the maximum allowable amount they can be raised without a general membership vote (15%), so that we'd have enough to do more improvements. A board member suggested raising the dues some amount every year, unless the Board decided to declare a "dues holiday" if more funds aren't needed.

Drew explained that we're trying to catch up from 7 years of not increasing dues to match costs. The alternative to raising dues would be cutting services. Debbie pointed out that 15% only amounts to a total increase of about \$3,000, which could be completely obliterated by one major repair. After a discussion about the budget and costs of everything provided by dues, Debbie moved and Laurie seconded that the dues be raised to \$330 per year starting in 2023. The motion was approved unanimously. As with the last dues raise, property owners will be notified of the raise with their second half dues statement.

The discussion then turned to transfer fees. The current fee is intended to cover HMRNA paperwork and accounting costs associated with a change in ownership of a property. Drew wondered whether we were charging enough. Other homeowner associations in this area charge between \$200 and \$400. Drew suggested we might want to raise the fee to \$300. He will check our incorporation documents to find out what's allowed

Opportunity to Help Plan a Park: Kathie said that yet another developer is planning work west of Flynn Lane. This development will be just north of the England Boulevard intersection. A large public (City) park is planned, and people in the neighborhood are invited to provide input about what they'd like to see at the park by attending an open house at Hellgate School Building 3 on March 30th between 5:45 and 7:30 pm.

Board Members: We currently have six Board members. Our incorporation documents allow there to be five to nine Board members, that are elected each year at the General Meeting. All the current Board members expressed a desire to have at least one or two more Board members. Laura and John both said they might be interested, but would like to hear more about the job, and asked if they could meet with a current member for coffee and discuss it. Kathie volunteered to meet with them next week, and will call them tomorrow to arrange it.

Since nobody else wanted to run for a Board position, Kathie moved and Laurie seconded that the existing Board members be elected by acclimation to serve for another term. The vote was unanimous in favor.

Resident Ideas and Questions: Laura commented that it appeared that our phone message system is not working. Drew will contact our Web contractor and get that fixed.

John commented that people continue to park in areas where the curb is painted yellow, expressed concern that emergency vehicles couldn't get into the neighborhood if needed when people are parked on the yellow, and asked what we could do about that. Since that is City right-of-way, and those people are violating a City ordinance, a call to the City is appropriate if the people don't respond to a friendly reminder that parking on the yellow is illegal. A couple of Board members said that the City police are quite responsive to these situations.

Laura expressed concern about a hole that developed in her neighbor's front yard over the winter. She was thinking it might be a leak in an irrigation or water line, and asked who would be responsible for repair. Kathie said that if it was an irrigation line, it would be the property owner's irrigation, not HMRNA's irrigation line, since it is between the sidewalk and the home. And if it is a drinking water line, the City of Missoula only is responsible for the main supply lines in the street, and the homeowner is responsible for the line that feeds their home from the main. So no matter which it turns out to be, it's the homeowner who is responsible for fixing it.

Adjournment: The meeting was adjourned at 7:45 pm.

Kathie Snodgrass
Secretary

2021 INCOME AND EXPENSE BUDGET STATEMENT

Annual Dues: \$260

2020 Budget **as of 10-31-2020** **Over/Under Budget** **2021 Budget**

ORDINARY INCOME/EXPENSE

INCOME

4000	Association Dues/Fees	\$ 30,420.00	\$ 30,420.00	\$ -	\$ 30,420.00
4100	Transfer Fees	\$ 1,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,500.00
4105	Paypal Fees		\$ 9.54		
4110	Late Fees	\$ 50.00	\$ 130.00	\$ 80.00	\$ 50.00
Total Income:		\$ 31,970.00	\$ 33,059.54	\$ 1,089.54	\$ 31,970.00

EXPENSE

6115	Annual Report-Secretary of State	\$ 20.00	\$ 20.00	\$ -	\$ 20.00
6120	Bank Fees	\$ -	\$ -		
6130	Collection Expense	\$ 25.00	\$ -	\$ (25.00)	\$ -
6175	Filing Fees	\$ 25.00	\$ -	\$ (25.00)	\$ -
6180	Liability Insurance	\$ 2,200.00	\$ 1,758.34	\$ (441.66)	\$ 2,200.00
6200	Landscape Maintenance/Snow Removal (\$1700/Mo)	\$ 20,400.00	\$ 17,000.00	\$ (3,400.00)	\$ 22,200.00
6210	Park Improvements	\$ 10,000.00	\$ -	\$ (10,000.00)	\$ 24,000.00
6220	Property Repairs and Maintenance				
	6220-1 Mail House	\$ 4,000.00	\$ 3,000.00 *	\$ (1,000.00)	\$ 1,000.00
	6220-2 Street Lights	\$ 250.00	\$ 369.64	\$ 119.64	\$ 250.00
	6220-3 Mutt Mitt Stations	\$ 2,000.00	\$ 2,497.22	\$ 497.22	\$ 2,000.00
	6220-4 Well Pump	\$ -	\$ -		
	6220-5 Sidewalk Repair Reimbursement	\$ 250.00	\$ -	\$ (250.00)	\$ 250.00
	TOTAL 6220-PROPERTY REPAIRS/MAINTENANCE	\$ 6,500.00	\$ 5,866.86	\$ (633.14)	\$ 3,500.00
6250	Utilities-Electric (Well Pump/Street Lights/Mail House Lights)	\$ 1,750.00	\$ 712.10	\$ (1,037.90)	\$ 1,750.00
6270	Professional Fees				
	6270-1 Accounting (Annual Tax Preparation)	\$ 135.00	\$ 130.00	\$ (5.00)	\$ 135.00
	6270-2 Bookkeeping	\$ 2,000.00	\$ 1,815.70	\$ (184.30)	\$ 2,000.00
	6270-3 Postage and Supplies	\$ 400.00	\$ 380.28	\$ (19.72)	\$ 400.00
	6270-4 Legal (incl. filing fees, collections)	\$ 200.00	\$ -	\$ (200.00)	\$ 250.00
	TOTAL 6270-PROFESSIONAL FEES	\$ 2,735.00	\$ 2,325.98	\$ (409.02)	\$ 2,785.00
6280	Special Association Events	\$ 250.00	\$ -	\$ (250.00)	\$ 250.00
6285	Miscellaneous Supplies	\$ 125.00	\$ 60.00	\$ (65.00)	\$ 125.00
6290	Telephone Voice Mail	\$ -	\$ -	\$ -	\$ -
6295	Website Hosting	\$ 50.00	\$ 72.00	\$ 22.00	\$ - Renewal 2022
6391	Village Core Contribution	\$ -	\$ -	\$ -	\$ -
Total Expense		\$ 44,080.00	\$ 27,815.28	\$ (16,264.72)	\$ 56,830.00

(For the picnic shelter - this would come from the \$25,296 reserves)

NET ORDINARY INCOME Builds Positive Reserves/Protects Negative Deplete \$ (12,110.00) \$ 5,244.26 \$ 17,354.26 \$ (24,860.00)

YTD GROSS RESERVES (Bank Account): \$25,296.00

* There's another \$3400 ± bill for the rest of the mail house work that must be paid in November or December.