

# Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808

## Board Meeting

February 21, 2023

7:00 pm, via ZOOM



Board Members Present (via ZOOM): Debbie Goertzen, Drew Rieker, John Shanon, Kathie Snodgrass, and Laura Morris. Jim Polk and Laurie Fliger recently resigned via email.

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

### Financials:

As of January 31<sup>st</sup>, the balance sheet showed \$28,326.45. There was \$5,243.34 in the bank. The variance report showed \$347.13 under budget. Accounts receivable were \$21,148.94 (reduced to \$7,411.72 as of February 20<sup>th</sup> due to dues sent in by owners). January bills paid included Dirtman: \$1,850, Cedar Mountain Software:\$40.00 (for web communications system), JDM Enterprises: \$85.50 (for office services), Drew Rieker: \$20.00 (reimbursement for State license), Montana Pooper Scoopers: \$200.00, and NorthWestern Energy: \$135.37.

Laura reported that one owner underpaid her first half dues, but paid the remaining balance when Laura called it to her attention. Pay Pal has increased their fees to \$5.08 for each dues transaction. Laura suggested that when we send the next dues notices, we include a notice that those using Pay Pal increase their payment by \$5.20 to cover the Pay Pal fee.

Laura also said that one owner included a note with his first half payment suggesting we cut our expenses on the Mutt Mitt services. Drew suggested that we explain why Mutt Mitt services are necessary (the state of the common area lawns before we installed Mutt Mitt stations) in the note we send out about the Annual Meeting, or at the annual meeting.

### Old Business:

**Street Lights:** Kathie reported what she'd learned from her Forest Service electrical engineer friend: that lithium iron phosphate (LiFePO4) appear to be the most suitable for solar lighting at this time, although he's had experience with sealed lead-acid batteries in a solar-powered sidewalk lighting system that lasted 10 years before needing replacement. He also cautioned about trees shading the solar panels and affecting the daylight sensors and turning the lights on during the day. He didn't have any specific recommendations on products, though, because he hasn't worked on that sort of project for a number of years, so his knowledge of products is outdated. Kathie has also received a SEPCO design guide, which she thinks she can complete.

Drew is going to talk to the City about street lights also.

**Mutt Mitts:** Shipping on the new Mutt Mitt receptacles turned out to be way more than expected. Drew moved and Kathie seconded that we pay the extra \$66 over what has already been authorized. The motion passed unanimously. The new receptacles are in place and look quite nice.

**Responsibilities:** Drew will take over the task of completing a spreadsheet defining each Board member's responsibilities for Laurie.

**Aphids:** John will make a report next month. He's still playing phone tag with the City Forester.

**Dues and Arrears:** Laura reminded Jane again that Kathie needs copies of the most current liens.

**Annual Meeting:** Drew will assemble an agenda for the meeting, which will be by ZOOM on March 23<sup>rd</sup>.

### **New Business:**

**Resignations:** Jim Polk and Laurie Fliger both recently resigned via email. We will need to designate new contacts for Mutt Mitts, street lights, and the mail house bulletin board. Laurie can return her mail house key to Kathie.

**Animal Control:** We recently received a letter from Missoula Animal Control requesting that we remind our residents about the City's requirements for dog licensing and vaccination requirements and chicken permits. Since we already have that information and links to the City requirements on our Website, this has already been taken care of.

**Transfer Fees:** There was discussion about whether our current transfer fee amount (\$250) is adequate. Kathie looked up the section in the Declaration of Covenants, and found that section 10.6 (b) stipulates a transfer fee of \$500 that is to be used "for the benefit of the Residential Neighborhood's Commons and, if it chooses, enhancement of the Common Area(s)". This means we do have the authority to raise the transfer fee, if we so choose. Kathie requested that both transfer fee increases and dues increases for 2024 be discussed at the upcoming General Meeting. This recommendation was accepted because most Board members felt owners should have a chance to weigh in on these issues.

**Website:** Kathie had Cedar Mountain make a number of changes, including removing references to voicemail from the Website, removing old blog pages not used since 2008, and updating the dues amounts to be current.

The meeting was adjourned at 8:03 pm. The annual General Meeting will be March 21<sup>st</sup> at 7:00 pm via ZOOM and the next regular Board Meeting will also be via ZOOM (<https://jccscpa.zoom.us/j/94245199462>), on April 18<sup>th</sup> at 7:00 pm.

*Kathie Snodgrass*

Secretary