

Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808

Board Meeting

July 18, 2023

7:01 pm, via ZOOM



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

John moved and Laura seconded that the meeting minutes for June be approved with the addition of a sentence explaining that John will contact NorthWestern Energy after Labor Day, when they will again be addressing the issue, about new street lights that could be installed by NorthWestern Energy. The motion was approved unanimously.

Financials:

As of June 30, the balance sheet showed \$13, 178.81. There was \$9,801.71 in the bank. The variance report showed \$1,748.04 over budget. Accounts receivable were \$2,379.02. There were \$890.47 in deposits, including one owner who paid off their arrears, and a property transfer fee. June bills paid included Dirtman: \$1,850, Cedar Mountain Software: \$20.00 (for web communications system), JDM Enterprises: \$328.86 (for office services), Montana Pooper Scoopers: \$250.00, and Nature's Best: \$1,200 (for aphid treatment).

The NorthWestern Energy bill didn't arrive in time to be paid in June. Laura will talk to Jane about setting that bill up for automatic payment.

Old Business:

Street Lights: On hold until after Labor Day, per NorthWestern Energy's recommendation.

Street Tree Pruning: Debbie will contact Dirtman to remind them of their trimming obligation in our contract, and ask them to trim the 18-inch-high stump where somebody removed a dead tree in front of 4015 Galway. Drew will call the business district organization about the small linden trees on O'Leary that are completely obstructing the view of oncoming traffic at the corner of Connery Way and O'Leary, and see whether he can get them to trim the trees. Laura mentioned that some branches were broken by a moving van in front of 2604 and 2608 O'Shaughnesy. The branches were removed from the parking strip, but the broken stubs probably should be trimmed back to the trunks. Debbie will remind Dirtman to check for and correct any ragged broken branches.

Minor Change Request: Kathie presented a minor change request for a fencing change from an owner with an approval recommendation from the committee. John moved and Laura seconded that the request be approved. The motion was approved unanimously. Drew will sign the application and return it to Kathie, who will make sure the owner gets a copy of the approved, signed application.

Copies of Liens: Drew contacted Jane to remind her that Kathie still needs copies of the current liens for the official records.

Responsibilities: Drew is still working on the spreadsheet.

Painting the Mail House: The trim on the south side of the mail house still needs to be completed. Board members agreed to do the work September 16th at 9 am. Drew will get the paint to Kathie before then.

Website: Kathie has not yet completed the changes for Cedar Mountain to implement.

Yard Upkeep: An owner complained that several yards in the neighborhood were looking pretty ratty. Kathie did a walk-around of the neighborhood and found two yards that don't appear to be kept to our standards. One of the properties is for sale, and the other is a long-time owner's place currently occupied by her son. The son apologized for not keeping the yard up, and promised to take care of it. *[Update: the yard has been weeded and re-barked]* Drew will give the realtor for the other home a heads-up.

Semi-annual Letter to Accompany Dues Billing: The letter has been finalized and delivered to Jane for inclusion with the second half billings.

New Business:

Sidewalk Sagg: The contractor proposal for mud jacking the sunken section of sidewalk adjacent to the common area on Geary is \$400. Drew moved and John seconded that the proposal be accepted and in addition that the contractor be asked to jack the sidewalk at the north side of the mail house and pay up to \$400 for that additional work. The motion passed unanimously.

The meeting was adjourned at 7:51 pm. The next regular Board Meeting will also be via ZOOM (<https://jccscpa.zoom.us/j/94245199462>), on August 15th at 7:00 pm.

Kathie Snodgrass
Secretary

RE: Voicemail Options



Kathleen Snodgrass <kippie_snodgrass@hotmail.com>

9/23/2022 7:34 AM

To: laromor48@gmail.com; john Shannon Cc: drew.rieker@hmrna.org; Hellgate Meadows Board

Yeah, sadly, I agree. I will work on getting the web site altered, perhaps including a short sentence about not wishing to "waste" dues money, or something of that nature...

Kathie Snodgrass
2702 O'Shaughnessy Street
Missoula, MT 59808
406-541-8639
kippie_snodgrass@hotmail.com

Sent from [Mail](#) for Windows

From: laromor48@gmail.com via board
Sent: Thursday, September 22, 2022 10:21 PM
To: [john Shannon](mailto:john.Shannon)
Cc: drew.rieker@hmrna.org; [Hellgate Meadows Board](#)
Subject: Re: Voicemail Options

I agree that if the volume is small, it's not worth the price. So I'm for leaving it out.
Laura

Sent from my iPhone

On Sep 22, 2022, at 1:56 PM, John Shannon <johnshannon@gmail.com> via board <board@hmrna.org> wrote:

Thanks for doing this homework, Drew. Maybe we should delete our phone number from the website, correspondence, etc. and just go with email or snail mail for contact.

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

On Sep 22, 2022, at 11:27 AM, drew.rieker@hmrna.org via board <board@hmrna.org> wrote:

Hello everyone,

I wanted to get back to you on the voicemail options for the HOA. I have looked at several companies to find the basic voicemail service that also allows them to be sent to email (either transcribed or not).

Based on my research, the cheapest solution is \$10/month, and up from there. The cheapest is through Freedom Voice: [Get Cheap 800 Numbers - Just \\$9.95 / Mo. with More Minutes & Features \(freedomvoice.com\)](https://freedomvoice.com)

Seeing this pricing makes me wonder if it is truly necessary for us to have a voicemail option. Given the fact that we don't expect a lot of voicemails each month, this is a rather high cost-per-call. These days, it is rare that someone does not have access to email.

I wanted to get your thoughts on whether this is something we should proceed with or not.

Thanks,
Drew