

# Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street ♦ Missoula, MT 59808

**Board Meeting**

**August 15, 2023**

**7:03 pm, via ZOOM**



Board Members Present (via ZOOM): Debbie Goertzen, Drew Rieker, John Shanon, and Kathie Snodgrass. Laura Morris was unable to attend. Susan Quinn, who recently purchased a house on O'Shaughnesy Street and moved to our neighborhood, also attended and expressed interest in becoming a Board Member.

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

## **Financials:**

As of July 31, the balance sheet showed \$29,719.59. There was \$6,821.38 in the bank. The variance report showed \$1,626.18 over budget. Accounts receivable were \$21,354.02, but that should drop dramatically as second half dues payments come in. Bills paid included Dirtman: \$1,850, Cedar Mountain Software: \$20.00 (for web communications system), Montana Pooper Scoopers: \$200.00, Pro Level UC: \$400 (for mud jacking) and Congdon Made \$260 for sidewalk bump grinding.

## **Old Business:**

**Street Lights:** John will check back with NorthWestern Energy right after Labor Day.

**Landscaping and Pruning:** The City did some pruning prior to seal coating the streets, but they didn't prune everything, only what they thought might be damaged by lifted dump truck beds during the seal coating. The smaller trees, trees in the park, and a few street trees remain to be pruned. Debbie will update Dirtman and let them know what remains to be done, including the stump.

Dirtman cleaned the pump screen and back pressure valve, increasing the water pressure so the sprinklers would operate properly.

Drew hasn't yet asked the business area association to trim the small linden trees blocking the view of traffic approaching the Connery/O'Leary intersection, but he will.

**Lien Reports:** Drew is waiting for Jane to get caught up after her illness, then will remind her about this again.

**HMRNA Website:** Cedar Mountain has the update documents and the corrections should be completed in the next few days.

**Mail House:** Some of the railings are a little loose. Drew will add some screws to tighten the connections when we finish painting the mail house on September 16<sup>th</sup>.

The section of sidewalk on the north side of the mail house that has sunk on one end and raised on the other, making two drops about an inch high, can't be mud jacked back into alignment. The section of sidewalk will need to be removed and replaced. We will do it next year, since our bank account is a little low right now.

**Responsibilities List:** Drew is still working on this.

## **New Business:**

**New Board Member:** Drew moved and John seconded that Susan Quinn be added as an interim Board Member until the next General Meeting. The motion passed unanimously. Welcome Susan. Drew will get her added to the [board@hmrna.org](mailto:board@hmrna.org) mailing list.

**HMRNA Messaging:** There is a problem with our website messaging and one of the email services (gmail). Susan said she thinks she knows how to fix it. She will take a look and fix it if it's what she thinks it is.

**Upcoming Resignation:** Since Drew no longer lives in the neighborhood (though he still owns a home here), he would like to resign at the next General Meeting, and concentrate on the homeowner's association for his new neighborhood. He decided to let us know ahead of time, so we can work on getting new candidates for President.

**Solar Roof Request for Minor Change:** The architectural review committee (Kathie recused herself and Debbie sat in as the third member) recommends approving the request from Snodgrasses to put solar panels on their garage. Deb moved the board do so, and John seconded. The motion was approved unanimously. This is the second garage roof solar installation in our neighborhood.

**Fiber Optics:** Cables are being pushed underground in alleys throughout our neighborhood. Junction boxes will be installed in several locations. When the work is completed, residents will be able to get high-speed internet service from this new provider.

**Porch Replacement:** Kathie reported that the homeowners across the street from her will be replacing their front porch. They will be removing the mass of concrete that has sunk on one side and is wrenching the porch roof off the house, and replacing it with a wooden porch. Other than that, the porch (roof, columns, etc.) will remain the same. Since it will be the same size and have substantially the same appearance once the work is completed, a Request for Minor Change is not required.

The meeting was adjourned at 7:45 pm. The next regular Board Meeting will also be via ZOOM (<https://jccscpa.zoom.us/j/94245199462>), on September 19<sup>th</sup> at 7:00 pm.

*Kathie Snodgrass*

Secretary

RE: Voicemail Options



Kathleen Snodgrass <[kippie\\_snodgrass@hotmail.com](mailto:kippie_snodgrass@hotmail.com)>

9/23/2022 7:34 AM

To: [laromor48@gmail.com](mailto:laromor48@gmail.com); John Shannon Cc: [drew.rieker@hmrna.org](mailto: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  
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406-541-8639  
[kippie\\_snodgrass@hotmail.com](mailto:kippie_snodgrass@hotmail.com)

Sent from [Mail](#) for Windows

**From:** [laromor48@gmail.com](mailto:laromor48@gmail.com) via board  
**Sent:** Thursday, September 22, 2022 10:21 PM  
**To:** [john Shannon](mailto:john.shannon)  
**Cc:** [drew.rieker@hmrna.org](mailto: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 <[johntimshannon@gmail.com](mailto:johntimshannon@gmail.com)> via board <[board@hmrna.org](mailto: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](mailto:drew.rieker@hmrna.org) via board <[board@hmrna.org](mailto: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 \(freedomvoice.com\)](http://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