

# Pleasant View HOA

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## MEETING MINUTES (January Board Meeting)

<b>DATE</b>	January 19, 2026
<b>TIME</b>	6:00 PM MT
<b>LOCATION</b>	Bailey's Coffee Shop
<b>AUTHOR</b>	Steve Schmidt

<b>ATTENDEES</b>	Claudia Hall Ruth Hexter <del>Jean Graham</del> Shelly Hibbert Marissa McCrea Mary Pheifer Becca Bauer Jaden Smith <del>Kent Anderson</del> Steve Schmidt
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<b>OBJECTIVE</b>
Monthly Pleasant View HOA Board Meeting

<b>DISCUSSION NOTES</b>
<ol style="list-style-type: none"><li>1. Call To Order 6:05 PM MT</li><li>2. Committee Reports/Presentations<ol style="list-style-type: none"><li>a. Grounds Committee (Claudia)<ul style="list-style-type: none"><li>- Nothing to report</li></ul></li><li>b. Finance Committee<ul style="list-style-type: none"><li>- There is a line item for "Undeposited Funds" that QuickBooks inserted; the amount shown is from a reversal of a duplicate ACH deposit entry that was not deposited.</li></ul></li><li>c. Covenants Committee Report (Jaden)<ul style="list-style-type: none"><li>- Nothing to report</li></ul></li></ol></li><li>3. Public Comment Period<ul style="list-style-type: none"><li>-</li></ul></li><li>4. Neighborhood Watch (Mary)<ul style="list-style-type: none"><li>- Nothing to report</li></ul></li><li>5. Consent Agenda<ol style="list-style-type: none"><li>a. Motion to Accept December Minutes: 1<sup>st</sup>: Mary, 2<sup>nd</sup>: Marissa; Motion Accepted.</li></ol></li></ol>

# Pleasant View HOA

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## DISCUSSION NOTES

### b. Treasurers Report

- Motion to Accept Financials: November 2025 Report: 1<sup>st</sup>: Becca, 2<sup>nd</sup>: Jaden; Motion Accepted.  
December 2025 Report: 1<sup>st</sup>: Mary, 2<sup>nd</sup>: Marissa; Motion Accepted.

### 6. New Business

- Beverly from Able Trees was present to discuss the planned tree treatment for aphids for the neighborhood trees. Process might start March 1<sup>st</sup>, weather permitting. Deposit needed by mid-February. Only Ash trees will be treated. Tree pruning for the boulevard trees can start right away; trees will be trimmed to City of Missoula specifications.
- Motion to accept bid for HOA tree pruning from Able Tree Service: 1<sup>st</sup>: Marissa, 2<sup>nd</sup>: Jaden; Motion Accepted.
- Motion to accept bid for HOA tree treatments for Aphids from Able Tree Service: 1<sup>st</sup>: Becca, 2<sup>nd</sup>: Jaden; Motion Accepted.

### 7. Old Business

- Claudia updated the HOA Board on the collections from severely delinquent accounts.
- HOA will be getting updated proposals for the replacement of the streetlights with (3 total) solar ones from Jacobson Electric.
- HOA Board will be engaging with the new Bookkeeper as of April 2026. Motion to accept proposal for new HOA bookkeeper: 1<sup>st</sup>: Jaden, 2<sup>nd</sup>: Marissa; Motion Accepted.

Meeting Adjourned at 7:16 PM MT

# Pleasant View HOA

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## PRIOR MEETING MINUTES (December Board Meeting)

<b>DATE</b>	December 15, 2025
<b>TIME</b>	6:00 PM MT
<b>LOCATION</b>	Bailey's Coffee Shop
<b>AUTHOR</b>	Steve Schmidt

<b>ATTENDEES</b>	Claudia Hall Ruth Hexter Jean Graham Shelly Hibbert Marissa McCrea Mary Pheifer -Becca Bauer Jaden Smith Kent Anderson Steve Schmidt
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<b>OBJECTIVE</b>
Monthly Pleasant View HOA Board Meeting

<b>DISCUSSION NOTES</b>
<ol style="list-style-type: none"><li>1. Call To Order 6:03 PM MT</li><li>2. Committee Reports/Presentations<ol style="list-style-type: none"><li>a. Grounds Committee (Claudia)<ul style="list-style-type: none"><li>- Street light went out at Melrose and Stratford, Jacobson Electric was called to inspect which they did and did repair.</li><li>- Jacobson Electric was called out to inspect and repair an electric outage at the Grizzly Circle.</li></ul></li><li>b. Finance Committee<ul style="list-style-type: none"><li>- Third and Final Reading of the proposed 2026 HOA Budget.</li><li>--HOA Board had a discussion to review the 2026 Bookkeeper proposal that is part of the proposed 2026 HOA Budget. Proposal was signed for the term through March 31stm 2026.</li><li>--Motion to approve the Proposed HOA Budget for Fiscal Year 2026: 1<sup>st</sup>: Shelly; 2<sup>nd</sup>: Marissa. Motion passed.</li><li>- Recommendation to cash two of the CD's that are coming due in January to be able to use to cover tree treatments, and will rollover the remaining ones.</li></ul></li><li>c. Covenants Committee Report (Jaden)<ul style="list-style-type: none"><li>- Nothing to report</li></ul></li></ol></li><li>3. Public Comment Period<ul style="list-style-type: none"><li>-</li></ul></li></ol>

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## DISCUSSION NOTES

4. Neighborhood Watch (Mary)

- Nothing to report

5. Consent Agenda

- a. Motion to Accept October Minutes: 1<sup>st</sup>: Marissa, 2<sup>nd</sup>: Mary; Motion Accepted.

b. Treasurers Report

- Motion to Accept Financials: Tabled for January 2026 HOA Board meeting

6. New Business

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7. Old Business

- The soccer nets from Hexter park have been taken down and are being stored in Ruth's garage.

Meeting Adjourned at 7:21 PM MT