

Pleasant View HOA

MEETING MINUTES (February Board Meeting)

DATE	February 16, 2026
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

ATTENDEES	Claudia Hall Jean Graham Shelly Hibbert Marissa McCrea Mary Pheifer Becca Bauer Jaden Smith Kent Anderson Steve Schmidt
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OBJECTIVE
Monthly Pleasant View HOA Board Meeting

DISCUSSION NOTES
<ol style="list-style-type: none">1. Call To Order 6:00 PM MT2. Committee Reports/Presentations<ol style="list-style-type: none">a. Grounds Committee (Claudia)<ul style="list-style-type: none">- Boulevard Tree pruning: Able trees started the pruning of the boulevard trees, beginning on Melrose Street. This phase of the pruning will take place over 6 weeks.- The parts for the solar streetlights were ordered.- The chemicals for the treatment of the boulevard trees for aphids have been ordered.- Claudia asked for a bid from Able tree service to do some additional boulevard tree pruning on the north side of Pleasant View. Once a proposal is received by Claudia, she will forward them to the HOA Board members with the expectation that it be reviewed and approved via group email before March's HOA Board meeting since, if approved, the work will need to start prior to the meeting.b. Finance Committee<ul style="list-style-type: none">- Claudia worked with Ruth over the week to make corrections on the monthly financial reports. The financial reports will be tabled for today's meeting and will be motioned to be approved at March's HOA Board meeting.- Jean will start taking over the HOA Bookkeeping role in April.c. Covenants Committee Report (Jaden)

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DISCUSSION NOTES

- Nothing to report

3. Public Comment Period

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4. Neighborhood Watch (Mary)

- Nothing to report

5. Consent Agenda

a. Motion to Accept January 2026 Minutes: 1st: Mary, 2nd: Jean; Motion Accepted.

b. Treasurers Report

- Motion to Accept Financials Report: (tabled until March's HOA Board meeting)

6. New Business

- HOA/Garage Sale & Picnic discussion

-- Garage sale & Picnic will be May 30

-- Picnic will be an ice-cream social with bounce-houses

7. Old Business

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Meeting Adjourned at 7:00 PM MT

Pleasant View HOA

PRIOR MEETING MINUTES (January Board Meeting)

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

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

DISCUSSION NOTES
<ol style="list-style-type: none">1. Call To Order 6:05 PM MT2. Committee Reports/Presentations<ol style="list-style-type: none">a. Grounds Committee (Claudia)<ul style="list-style-type: none">- Nothing to reportb. Finance Committee<ul style="list-style-type: none">- 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.c. Covenants Committee Report (Jaden)<ul style="list-style-type: none">- Nothing to report3. Public Comment Period<ul style="list-style-type: none">-4. Neighborhood Watch (Mary)<ul style="list-style-type: none">- Nothing to report5. Consent Agenda<ol style="list-style-type: none">a. Motion to Accept December Minutes: 1st: Mary, 2nd: Marissa; Motion Accepted.

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DISCUSSION NOTES

b. Treasurers Report

- Motion to Accept Financials: November 2025 Report: 1st: Becca, 2nd: Jaden; Motion Accepted.
December 2025 Report: 1st: Mary, 2nd: 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 1st, 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: 1st: Marissa, 2nd: Jaden; Motion Accepted.
- Motion to accept bid for HOA tree treatments for Aphids from Able Tree Service: 1st: Becca, 2nd: 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: 1st: Jaden, 2nd: Marissa; Motion Accepted.

Meeting Adjourned at 7:16 PM MT