

Pleasant View HOA

MEETING MINUTES (July Board Meeting)

DATE	July 20, 2026
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

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

DISCUSSION NOTES
1. Call To Order 6:06 PM MT 2. Committee Reports/Presentations a. Grounds Committee (Claudia) - b. Finance Committee - Budget planning meeting for fiscal year 2027 will meet week of Sept 13th. 3 HOA Board members and 3 HOA members are on the committee. - There is an audit going on. Claudia is in daily contact with the auditor. c. Covenants Committee Report (Jaden) - Truck on blocks was moved from street to driveway 3. Public Comment Period - 4. Neighborhood Watch (Mary) - Update on SWAT Training at Hellgate Elementary 5. Consent Agenda

Pleasant View HOA

DISCUSSION NOTES

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

b. Treasurers Report

- Motion to Accept June 2026 Financials Report: tabled due to issues with the Balance Sheet from the transfer of QuickBooks desktop to the cloud version. Bookkeeper is working on and results from the current audit will help to balance transfers from fiscal year 2025 and activity in 2026. Will be reviewed for acceptance at next August HOA Board meeting.

6. New Business

- Two HOA members, James Ott and Aaron Pagniano have expressed interest in becoming HOA Board members Becca:1st, Shelly 2nd, motion passed.
- The HOA Board decided to not reschedule the HOA ice cream social event for later this year, in order to keep it as part of the annual HOA community garage sale in the spring.
- James will look into "Take One" boxes to attach to the community mailboxes to distribute the monthly HOA Newsletter.

7. Old Business

- Claudia has been working with the auditors on the deep HOA audit going on and gave a status update.
- Discussion on aphids and next year: the HOA treated the boulevard trees in 2026 but will not be paying for or providing for this service in the future. Need to create a flyer to inform the HOA members on options available to take care of their boulevard trees going forward. Communicate via mail and website/social media. Steve will get with Brenda on creating one.
- The old HOA laptop was finally sold to James Ott.
- James Ott gave an update on the effort to work with the city of Missoula to get funding for improvements to the 5-acre park. He has been attending city council meetings and creating and sending communications with the parks department. James has also spent considerable time at the 5-acre park recording the number of visitors to the park and categorizing the types of activities observed at the park.

Meeting Adjourned at 7:01 PM MT

Pleasant View HOA

PRIOR MEETING MINUTES (June Board Meeting)

DATE	June 15, 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
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OBJECTIVE
Monthly Pleasant View HOA Board Meeting

DISCUSSION NOTES
1. Call To Order 6:07 PM MT 2. Committee Reports/Presentations a. Grounds Committee (Claudia) - Will be using Jacobson's Electric as preferred vendor for street light maintenance and repair. - Able Trees completed boulevard tree trimming and aphid treatment. - Natures Best and Able Tree Service bids for England Boulevard trees. - There was some RMV construction being done, Jake is going to see if there was any damage to the HOA greenways. The greenways were treated for weeds two weeks ago. b. Finance Committee - HOA bookkeeper will be working on debt accounts and will report the status to the HOA Board. c. Covenants Committee Report (Jaden) - There was some campers reported parked in Pleasant View for over five days, and encroaching over sidewalks. Need to find enforcement protocols, starting with door hangers. 3. Public Comment Period - 4. Neighborhood Watch (Mary)

Pleasant View HOA

DISCUSSION NOTES

- Just the police chase and related house collision in Pleasant View last month.

5. Consent Agenda

- a. Motion to Accept May 2026 Minutes: 1st: Shelly, 2nd: Rebecca; Motion Accepted.
- b. Treasurers Report
 - Motion to Accept May 2026 Financials Report: 1st: Mary, 2nd: Jaden; Motion Accepted.

6. New Business

- The was conversation about installing a fixture or box on the side of the mailboxes in Pleasant View to post flyers and HOA newsletters. Jaden will investigate alternatives and costs. Will need to decide if it's worth it.
- Reminder that planning meetings for fiscal year 2027 budgeting will start in September.
- Discussion on when to/or if to reschedule the HOA ice cream social (August 30th?).
- HOA can't afford to keep retreating trees continually for aphids.
- Making a contact list of HOA members with door-to-door cards, emails, and newsletters.
- Discussion on Connery Circle materials for repairs.

7. Old Business

- Motion to accept bid for HOA Financial Audit estimate of between \$6,000 and \$9,000 1st: Mary, 2nd: Jaden; Motion Accepted.
- Quick Need land deed transfer of the HOA property (greenways and parks) from the original builder has been recorded.
- No update on the police chase and related crash into home in Pleasant View last month; there is a Captain John Mullan neighborhood meeting on Wednesday at 6:00 PM.
- Discussion on the city 5-acre park improvements; funding consideration comes up in the fall for February budget. Will get feedback on yes/no in July.

Meeting Adjourned at 7:31 PM MT

