

Pleasant View HOA

MEETING MINUTES (July Board Meeting)

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| DATE | July 21, 2025 |
| TIME | 6:00 PM MT |
| LOCATION | Bailey's Coffee Shop |
| AUTHOR | Steve Schmidt |

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| 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 |

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| DISCUSSION NOTES |
| <ol style="list-style-type: none">1. Call To Order 6:03 PM MT2. Committee Reports/Presentations<ol style="list-style-type: none">a. Grounds Committee (Claudia)<ul style="list-style-type: none">- Discussed having the HOA attorney file a complaint against a property that is out of compliance for landscaping and junk vehicles. It was decided not to move forward with it.- Motion is to pay the remainder of the tree trimming by Nature's Best that was completed this Spring, and we'll request a new contract for the remainder of the trees to be trimmed in the Fall that will be clearer on the work that will be done.-- Motion to Accept: 1st: Mary, 2nd: Kent; Motion Accepted.b. Finance Committee (Ruth)<ul style="list-style-type: none">- Recommended renewing/roll over a CD this month, Claudia will do this.- Ruth updated her Excel Template for the Financials so it will look different and asked to report anything that doesn't look correct or in the right place.- A reduction in the number of delinquencies of HOA dues was reported.c. Covenants Committee Report (Jaden)<ul style="list-style-type: none">- Have tagged a few trailers in the neighborhood, but there have not been any new reported covenant infractions. There are some dry/dead lawns that need to be tagged.3. Public Comment Period<ul style="list-style-type: none">-4. Neighborhood Watch (Mary)<ul style="list-style-type: none">- The high weeds at Camden and Mary Jane were reported as a traffic hazard and they have been cut down. |

Pleasant View HOA

DISCUSSION NOTES

- Reports of doorbells being rung at night, police were called and watched the neighborhood, reviewing Ring doorbell videos.
- Speed Tables were added to Flynn Lane to slow traffic before the intersection with England Blvd.

5. Consent Agenda

a. Minutes

- Motion to Accept June Financials: 1st: Mary, 2nd: Ruth; Motion Accepted.

b. Treasurers Report

- Motion to Accept June Financials: 1st: Mary, 2nd: Becca; Motion Accepted.

6. New Business

- Residents have received letters from the City of Missoula informing them that boulevard tree removal for storm-damaged trees will resume in about a week.

--Ruth resigned from the Board to be Bookkeeper*

7. Old Business

- Kent gave an update on requesting the fire hydrant curb markings in Pleasant View to be repainted: the City of Missoula responded that they have limited resources and won't be able to get to it anytime soon.

- An update about purchasing solar streetlights with the Hellgate Meadows HOA as part of a group buy: no response from Hellgate Meadows, we need to investigate doing this just for our HOA.

- Discussion on the proposed Independent Contractor Agreement for the Bookkeeper (Ruth).

--Agreement was sent out to the HOA Board Members for review.

--Claudia will check with HOA Attorney about removing line 5 in the agreement.

--Ruth will be required to Resign from the Board as Bookkeeper*

Meeting Adjourned at 7:34 PM MT

Pleasant View HOA

PRIOR MEETING MINUTES (June Board Meeting)

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|-----------------|----------------------|
| DATE | June 16, 2025 |
| TIME | 6:00 PM MT |
| LOCATION | Bailey's Coffee Shop |
| AUTHOR | Steve Schmidt |

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| 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 |

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| 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">- Kent discussed the tree trimming contract:<ul style="list-style-type: none">--Stated that a single HOA Board member cannot make contract decisions.--The current agreement/contract is not clear to what is being delivered-Need to get clarification on what has been done in the spring so far, and what are the plans to complete the remaining tree trimming in the fall of 2025.- Future contracts will be brought before the HOA Board for vote.b. Finance Committee (Ruth)<ul style="list-style-type: none">- Motion was made to open a CD with money from the HOA money market account to take advantage of the better interest rate. Motion was approved.- Requested from Ruth the following items: Contract<ol style="list-style-type: none">1. Bookkeeping "bible"2. Completed labor form3. Bookkeeping timesheet detail for 1 month4. Removal from HOA Board as bookkeeperc. Covenants Committee Report (Jaden)<ul style="list-style-type: none">- Jaden discussed the effectiveness of the HOA tags for parked vehicles, trailers, etc... Most of the HOA members do comply when an item is tagged.3. Public Comment Period - |

Pleasant View HOA

DISCUSSION NOTES

4. Neighborhood Watch (Mary)

- Nothing to report

5. Consent Agenda

a. Minutes

- Need to add that Ruth needs to keep track
- Need to add Kent's input and disagreement with the decision to prune the trees.
- Motion to Accept: 1st: Mary, 2nd: Ruth; Motion Accepted.

b. Treasurers Report

- Motion to Accept April's Financials: 1st: Kent, 2nd: Marissa; Motion Accepted.
- Motion to Accept May's Financials: 1st: Mary, 2nd: Marissa; Motion Accepted.

6. New Business

- Discussion on changing the quarterly HOA newsletter from printed to an online only version. A change will be made to the quarterly statements that will notify HOA members that the newsletter is on the HOA website. The final printed version of the newsletter will be sent out for June, with a notification of the change.
- Kent will contact the City representative
- Next year will consider doing an ice cream/cake social and bounce houses for the HOA picnic.

7. Old Business

- The final parts for the soccer nets were delivered and the soccer nets for the park can now be assembled.
- Followed up with the solar lights: still waiting for final bids and group buy information and amounts.

Meeting Adjourned at 8:09 PM MT

