

Pleasant View HOA

MEETING MINUTES (August Board Meeting)

DATE	August 19, 2025
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 Pfeifer Becca Bauer Jaden Smith Kent Anderson Steve Schmidt
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OBJECTIVE
Monthly Pleasant View HOA Board Meeting

DISCUSSION NOTES
<p>1. Call To Order 6:00 PM MT</p> <p>- Justin Ponton who is running for City Council Representative for Ward 2 stopped by to get to know the HOA and asked for input and to answer any questions.</p> <p>2. Committee Reports/Presentations</p> <p>a. Grounds Committee (Claudia)</p> <p>- Trucks are being parked on the HOA greenbelt behind Melrose and damaging sprinklers. Claudia talked with Hoyt construction about this since they are workers on his construction project. We will plan on adding "No Parking" signs and contact a towing company assigned to the area if it still is a problem going forward. Also will talk to Hoyt about reimbursement for the broken sprinklers.</p> <p>b. Finance Committee (Ruth)</p> <p>- Ruth will present at the September HOA Board meeting copies of the limited liability insurance and the independent contractor exception certificate (she will mail to the state on 8/19).</p> <p>- The vote for Ruth's increase in pay for bookkeeping services was put off till September HOA Board meeting because we didn't have a quorum to vote and it was probably best to wait until more HOA Board members were present anyway.</p> <p>c. Covenants Committee Report (Jaden)</p>

Pleasant View HOA

DISCUSSION NOTES

- Will tag boat parked on Connery

3. Public Comment Period

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4. Neighborhood Watch (Mary)

- Nothing to report

5. Consent Agenda

a. Minutes

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

b. Treasurers Report

- Motion to Accept July Financials was tabled till September HOA Board meeting so Ruth and get more detail on the \$16K water bill paid in July, if it was for 2 months.

6. New Business

- Budgeting meetings for fiscal year 2026 will start on Monday, September 22, 2025.

7. Old Business

- Claudia will get an updated estimate for solar streetlights to be installed so we can budget for them in 2026.

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Meeting Adjourned at 7:12 PM MT

Pleasant View HOA

PRIOR MEETING MINUTES (July Board Meeting)

DATE	July 21, 2025
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 6:03 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.- Motion is to pay the remainder of the tree trimming by Nature's Best that was completed this Spring, and will 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.

Pleasant View HOA

DISCUSSION NOTES

3. Public Comment Period

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4. Neighborhood Watch (Mary)

- The high weeds at Camden and Mary Jane were reported as a traffic hazard and they have been cut down.
- Reports of doorbells being rung at night, police were called and watched the neighborhood, reviewing Ring doorbell videos.

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