

Pleasant View HOA

MEETING MINUTES (September Board Meeting)

DATE	September 15, 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 6:00 PM MT2. Committee Reports/Presentations<ol style="list-style-type: none">a. Grounds Committee (Claudia)<ul style="list-style-type: none">- Claudia presented a bid proposal from Nature's Best to do insect control for the boulevard trees in the Spring of 2026. Claudia will send out the bid to the HOA Board members to review once we get the proposals from the other companies that are bidding on the work.- The HOA approved Trim bushes on Flynn and shrubs on Camden that are encroaching onto the sidewalks. This is being done to get ready for snow plowing in the winter. Kent wanted the notes to show that he disagrees with this decision to do this work.- There is a piece of boulevard on England Blvd. and Fleet that is HOA property that the sprinklers were cut and are not working. Looking into alternatives to repair or replace with river rock. HOA Board agreed to move forward with the repair. Kent wanted the notes to show that he disagrees with this decision to do this work.- Recommendation to have the boulevard trees on the north side of England Blvd. (England to Camden down to Connerly). This was approved (Kent voted No). The south side of England Blvd. will be done in the spring and will go out for additional proposals.b. Finance Committee (Ruth)<ul style="list-style-type: none">- Motion to Approve increase in service fee for the HOA Treasurer: 1st: Steve, 2nd: Claudia; Motion Accepted. Increase in fee will be backdated to August 1st, 2025, per the Meeting Minutes from

Pleasant View HOA

DISCUSSION NOTES

the Special Board meeting). A change was made to the Agreement that replaces the term “salary” to “service fee”. The 2026 annual agreement will be changed to reflect this.

c. Covenants Committee Report (Jaden)

3. Public Comment Period

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4. Neighborhood Watch (Mary)

- The City of Missoula brought goats to remediate weeds in the irrigation ditch on Flynn last week.

5. Consent Agenda

a. Motion to Accept August Minutes: 1st: Jaiden, 2nd: Becca; Motion Accepted.

Motion to Accept HOA Special Meeting Minutes (for special meeting at Mary’s home regarding the request for the service fee increase. Minutes (for July*) were accepted.

b. Treasurers Report

- Motion to Accept July Financials: 1st: Becca, 2nd: Marissa; Motion Accepted.
Minutes (for August)

- Motion to Accept August Financials: 1st:Mary, 2nd: Jaden; Motion Accepted.

* 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. Ruth had to confirm after the meeting that she paid two monthly water bills in July.

-There was a discussion about the Treasurer sending out the monthly financial report 5 days prior to the monthly HOA, but this will be difficult because the Treasurer doesn’t usually receive all the invoices for the month by this time.

6. New Business

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

7. Old Business

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Meeting Adjourned at 7:30 PM MT

Pleasant View HOA

PRIOR 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>

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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 Minutes: 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