

Pleasant View HOA

MEETING MINUTES (September Board Meeting)

DATE	September 21, 2026
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

ATTENDEES	Claudia Hall Shelly Hibbert Marissa McCrea Mary Pfeifer Becca Bauer Jaden Smith Aaron Pagniano James Ott Steve Schmidt
GUESTS	Brenda Shimek Donna Dietz

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) - Natures Best is in the process of turning off the water/winterization if the irrigation systems in the HOA greenways and parks. This process will take several days to a couple weeks to complete. b. Finance Committee - Budget planning meeting for fiscal year 2027 was held. Planning to have the second meeting on October 12th to finalize the budget to present to the HOA Board. The October HOA Board meeting will be First Reading of the Budget. - List of delinquent HOA dues accounts was reviewed; about 21 liens will be executed based on the list of delinquent accounts. - Renewed a bank CD that expired this month. c. Covenants Committee Report (Jaden) - Tagged parked trailers and RV's, all have been moved. Stored vehicles in the street have been tagged and moved, but usually just moved into the driveways. Trash cans being stored on boulevards needs a letter sent

Pleasant View HOA

DISCUSSION NOTES

(trash bins are required to be stored out of sight except for being put out on trash pickup day).

3. Public Comment Period

- A letter from an HOA member about social media policy was read.

- An HOA member brought up issues with weeds and tree limbs in the alleyway where their house is.

Discussion about creating a door hanger that can be used to specify the issues rather than use just the printed ones for general issues (i.e. parked RV's and trailers or weed control).

4. Neighborhood Watch (Brenda)

- A small child was approached by a man. The man took off after another man approached.

- A couple cats have been found dead.

5. Consent Agenda

- a. Motion to Accept August 2026 Minutes: 1st: Marissa, 2nd: James; Motion Accepted

- b. Treasurers Report

- Motion to Accept August 2026 Financials Report: 1st: Jaden, 2nd: Shelly; Motion Accepted.

6. New Business

- Claudia, James and Mary are planning to attend the next Park's and Recreation meeting to discuss the plans for the 5-acre park.

- James submitted a list of proposed amendments to the HOA bylaws. We need to form a committee to review each of the amendments and then make recommendations to the HOA Board.

- James mentioned a city-planned shared bike path that runs along Flynn Lane that will run from Camden to the Siren. Construction to be in 2027.

7. Old Business

- James and Mary attended a meeting with representatives at the Missoula Parks Department:

- They said in 2027 that they will move forward with a pathway though the 5-acre park, but it won't match the planned path.

- A pickle-ball court and a dog park were removed from the plan, but a combination tennis/basketball sport court is a go.

- Talked about a Military Veteran Board (versus bricks because they are difficult to install and maintain).

James is reaching out to DFW Post 209 and the Scouts to raise funds and donations for it.

- James followed up with the city about the new Bus Stop on England, discussing the decision of the location, and the lack of notification to the homeowners which the city admitted they failed to do this time. Result is that they will notify the homeowners, but the location is set for now. James suggested that the Pleasant View HOA be part of their notification system when new bus stops or changes are planned.

Meeting Adjourned at 7:00 PM MT

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PRIOR MEETING MINUTES (August Board Meeting)

DATE	August 17, 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 Aaron Pagniano James Ott 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) - Bushes blocking alley access off of Mary Jane/Melrose has been trimmed back. Claudia asked for an estimate from Nature's Best to trim bushes blocking alleyway. - Nature's Best addressed some reported brown spots in the greenspaces. b. Finance Committee - Budget planning meeting for fiscal year 2027 will meet week of Sept 14th. 4 HOA Board members and 2 HOA members are on the committee. c. Covenants Committee Report (Jaden) - Tagged a couple trailers parked in the street. Will tag a few more that were reported and will call the City if not moved. 3. Public Comment Period - Discussion about a new Mountain Lion bus stop being installed on England Blvd. in front of a home with no advance notification.

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DISCUSSION NOTES

4. Neighborhood Watch (Mary)

- Someone kicked a door about 11:00 PM on Fleet Street while the homeowners were asleep.
- Just a reminder that it is illegal to shoot BB or pellet guns in the City.

5. Consent Agenda

- a. Motion to Accept July 2026 Minutes: 1st: Mary, 2nd: Marissa; Motion Accepted.

- b. Treasurers Report

- Motion to Accept June 2026 Financials Report: 1st: Mary, 2nd: Jaden; Motion Accepted.
- Motion to Accept July 2026 Financials Report: 1st: Mary, 2nd: Marissa; Motion Accepted.

6. New Business

- Claudia, James and Mary are planning to attend the next Park's and Recreation meeting to discuss the plans for the 5-acre park.

7. Old Business

- Reviewed a flyer that was created to send to HOA homeowners informing them to take care of their trees to control aphids since the HOA will not be doing this in the future.
- We received a bid to replace a streetlight on O'Shaunessy.
- We received bids for holders for HOA Newsletter to attach to the HOA mailboxes; will be considering this in the Fiscal Year 2027 budget.

Meeting Adjourned at 7:09 PM MT