Pleasant View HOA

MEETING MINUTES
(October Board Meeting)

DATE	October 19, 2026
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

ATTENDEES	- Presiding: Claudia Hall, President - Recorded by: Steve Schmidt, Secretary Directors (by seat) - #1 Claudia Hall, President – Present - #2 Steve Schmidt, Secretary – Present - #3 James Ott – Present - #4 Shelly Hibbert – Present - #5 Jaden LaBare – Present - #6 Aaron Pagniano – Present - #7 Mary Pheifer, Vice President – Present - #8 Marissa McCrea, Treasurer – Excused absence - #9 Rebecca Dawson – Present - Alternate – Vacant
GUESTS	

OBJECTIVE
Monthly Pleasant View HOA Board Meeting

DISCUSSION NOTES

1. Call To Order 6:07 PM MT
   Quorum: 8 of 9 Directors present; quorum me

2. Committee Reports/Presentations
   a. Grounds Committee (Claudia)
      - Nothing to report

   b. Finance Committee
      - Budget for fiscal year 2027 from the Finance Committee was presented by Mary and read aloud. This is the First Reading (the Second Reading will at the November HOA Board meeting and the Final Reading and motion to approve will be at the December HOA Board meeting).
      -Motion was made by (1st) James, (2nd) Becca, to rollover the October 20th, 23rd, and 26th expiring 3-month CD's into 9-month CD's. Motion approved.
      - Decision was made to move forward with executing liens for HOA properties that are considered severely past due. The HOA attorney now handles the processing and execution of liens whereas the Treasurer used to

DISCUSSION NOTES

handle these.

- James sent a suggested dues collection policy to the HOA Board members for discussion and possible adoption at the November HOA Board meeting.

c. Covenants Committee Report (Jaden)

- The HOA Board appointed James and Jaden to the Covenant Committee. Both accepted.
- Jaden presented the options for new door hangers/tags that specify the covenant infraction that needs to be addressed by the homeowner. James and Jaden will work on the final version and do an initial print of 50 to test the efficiency and effectiveness before we print them in bulk.

3. Public Comment Period

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4. Neighborhood Watch (Mary)

- Nothing to report
- HOA members can report items on the HOA website in the Neighborhood Watch section.

5. Consent Agenda

a. Motion to Accept September 2026 Minutes: Mary (1st), James (2nd); Motion Approved.

b. Treasurers Report

- Motion to Accept September 2026 Financials Report: James (1st), Shelly (2nd); Motion approved.

6. New Business

- Friends of Missoula Parks update presented by James. A motion was made to accept a Fiscal Sponsorship and Services Agreement with Friends of Missoula Parks as the HOA's nonprofit sponsor for tax-deductible donations to help build Pleasant View Park Phase II: Shelly (1st), Jaden (2nd); Motion approved
- Claudia reiterated the HOA Board Policy on attendance by HOA Board members: if four (4) monthly HOA meetings are missed due to unexcused absence in a 12-month period will be cause for a forced resignation.
- Motion to approve bid for $7,780 from Best Landscaping to complete boulevard tree trimming on England Blvd. Mary (1st), Jaden (2nd); Motion approved.
- Bid to replace streetlight on 3904 O'Shaughnesy St. with a new solar light: James (1st), Becca (2nd); Motion approved.
- James presented a grant opportunity to replace an area of grass with native grass. Motion to apply for the Montana Native Plant Society grant: Jaden (1st), Shelly (2nd); Motion approved.

7. Old Business

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Meeting Adjourned at 7:00 PM MT

Pleasant View HOA

PRIOR 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 Pheifer~~ 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 6:02 PM MT

2. Committee Reports/Presentations

a. Grounds Committee (Claudia)

- Natures Best is in the process of turning off the water/winterization of 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; 21 liens will be executed based on the list of delinquent accounts per HOA Bylaws 7.4.
- 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

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

- James submitted a list of proposed amendments to the HOA bylaws and a first reading was done. A committee will be formed to review each of the amendments and then make recommendations to the HOA Board. Steve and James will be on the committee to review it and 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 VFW 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 Mountain Line 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