

# Pleasant View HOA

---

## MEETING MINUTES (October Board Meeting)

<b>DATE</b>	October 20, 2025
<b>TIME</b>	6:00 PM MT
<b>LOCATION</b>	Bailey's Coffee Shop
<b>AUTHOR</b>	Steve Schmidt

<b>ATTENDEES</b>	Claudia Hall Ruth Hexter Jean Graham <del>Shelly Hibbert</del> Marissa McCrea Mary Pheifer <del>Becca Bauer</del> Jaden Smith Kent Anderson Steve Schmidt
------------------	--

<b>OBJECTIVE</b>
Monthly Pleasant View HOA Board Meeting

<b>DISCUSSION NOTES</b>
<ol style="list-style-type: none"><li>1. Call To Order 6:00 PM MT</li><li>2. Committee Reports/Presentations<ol style="list-style-type: none"><li>a. Grounds Committee (Claudia)<ul style="list-style-type: none"><li>- The HOA received word from an insurance company regarding reimbursement for the damaged HOA sign that they are close to paying a settlement.</li></ul></li><li>b. Finance Committee<ul style="list-style-type: none"><li>-</li></ul></li><li>c. Covenants Committee Report (Jaden)<ul style="list-style-type: none"><li>-</li></ul></li></ol></li><li>3. Public Comment Period<ul style="list-style-type: none"><li>-</li></ul></li><li>4. Neighborhood Watch (Mary)<ul style="list-style-type: none"><li>-</li></ul></li><li>5. Consent Agenda</li></ol>

# Pleasant View HOA

---

## DISCUSSION NOTES

a. Motion to Accept August Minutes: 1<sup>st</sup>: Mary, 2<sup>nd</sup>: Marissa; Motion Accepted.

b. Treasurers Report

- Motion to Accept Financials: 1<sup>st</sup>: Jaiden, 2<sup>nd</sup>: Jean; Motion Accepted.

--The HOA Board approved and directed Ruth to shred all old copies of Deeds (for non-current HOA homeowners) that she has in the HOA fireproof safe.

6. New Business

- Met with Rob, an arborist, to discuss HOA trees treatment proposals

--Recommended the HOA a proposal packet with specific items, such as precise tree inventory (different types and levels: species, height and width, existing issues and damage, etc...). Suggested to initially have a 1) tree count and 2) sizing ("DBH") and 3) species. Next, do a location of the trees. There are tree inventory experts that can do this.

-- Aphids are tree-specific species, but the insecticides used can control all the different types.

-- Treatments include ground treatment and tree injections.

-- Trees that have been treated will be protected from trees that have not been treated.

-- Recommends a systemic treatment, but only after a tree inventory is done to determine which trees would benefit and which ones wouldn't.

- First Reading of proposed 2026 Budget

7. Old Business

-The piece of boulevard on England Blvd. and Fleet that is HOA property where the sprinklers were cut will be repaired during spring 2026 when the water is turned back on.

Meeting Adjourned at 7:30 PM MT

# Pleasant View HOA

---

## PRIOR MEETING MINUTES

(September Board Meeting)

<b>DATE</b>	September 15, 2025
<b>TIME</b>	6:00 PM MT
<b>LOCATION</b>	Bailey's Coffee Shop
<b>AUTHOR</b>	Steve Schmidt

<b>ATTENDEES</b>	Claudia Hall Ruth Hexter Jean Graham <del>Shelly Hibbert</del> Marissa McCrea Mary Pheifer Becca Bauer Jaden Smith Kent Anderson Steve Schmidt
------------------	---

<b>OBJECTIVE</b>
Monthly Pleasant View HOA Board Meeting

<b>DISCUSSION NOTES</b>
<ol style="list-style-type: none"><li>1. Call To Order 6:00 PM MT</li><li>2. Committee Reports/Presentations<ol style="list-style-type: none"><li>a. Grounds Committee (Claudia)<ul style="list-style-type: none"><li>- 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.</li><li>- 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.</li><li>- 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.</li><li>- Recommendation to have the boulevard trees trimmed on the north side of England Blvd. (England to Camden down to Connery). 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.</li></ul></li><li>b. Finance Committee (Ruth)<ul style="list-style-type: none"><li>- Motion to Approve increase in service fee for the HOA Treasurer: 1<sup>st</sup>: Steve, 2<sup>nd</sup>: Claudia; Motion Accepted. Increase in fee will be backdated to August 1<sup>st</sup>, 2025, per the Meeting Minutes from</li></ul></li></ol></li></ol>

# 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

-

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: 1<sup>st</sup>: Jaiden, 2<sup>nd</sup>: 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: 1<sup>st</sup>: Becca, 2<sup>nd</sup>: Marissa; Motion Accepted.  
Minutes (for August)

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

\* Motion to Accept July Financials was tabled till September HOA Board meeting so Ruth could 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

-

.

Meeting Adjourned at 7:30 PM MT