

Pleasant View HOA

MEETING MINUTES (December Board Meeting)

DATE	December 18, 2023
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

ATTENDEES	Claudia Hall Ruth Hexter Chris Reinhart Shelly Hibbert Marissa McCrea Mary Pheifer Becca Bauer Jaden La Bare 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">- All streetlights reported as not working are now reported as working.b. Finance Committee (Ruth)<ul style="list-style-type: none">-c. Covenants Committee Report (Jaden)<ul style="list-style-type: none">- Following up on a couple RV's parked in the street3. Public Comment Period<ul style="list-style-type: none">-4. Consent Agenda<ol style="list-style-type: none">a. Minutes<ul style="list-style-type: none">-Motion to Accept: 1st: Ruth, 2nd: Shelly; Motion Accepted.b. Treasurers Report<ul style="list-style-type: none">-Motion to Accept: 1st: Mary, 2nd: Jaden, Motion Accepted

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DISCUSSION NOTES

5. New Business

- HOA Budget for 2024, Motion to Accept: 1st: Marrissa, 2nd: Becca, Motion Accepted
- Ruth gave an update on the training/knowledge transfer of Jean, the new bookkeeper assistant/backup for Ruth
- Mary gave an update for Neighborhood Watch. Mary also walked the Pleasant View neighborhood and recorded on a map all the HOA streetlight locations. There are 63 HOA streetlights total.
- Ruth and Mary will pull the Proposals from Pete's Electrical from August thru November with the matching Invoices at the next meeting.
- Ruth will ask that Pete's Electris Proposal Numbers be added to the related invoices.

6. Old Business

- Kent has been looking into the HOA streetlights and the relationship with the city to find out why Pleasant View is unique to having to pay for and maintain our street lighting and gave an update. A "Special Improvement Lighting District" might be an option, but the city would require all the current streetlights first to be replaced to be up to current code before the city would take them over. Also, Northwest Energy could be a partner, but they would require the same replacement clause, as well as all the in-ground wiring would need to be re-done. A Special Improvement Lighting District would cause an increase in property taxes for the City to manage the lighting (plus an administration fee).

Meeting Adjourned at 7:15 PM MT

Pleasant View HOA

PRIOR MEETING MINUTES (November Board Meeting)

DATE	November 20, 2023
TIME	6:00 PM MT
LOCATION	Bailey's Coffee Shop
AUTHOR	Steve Schmidt

ATTENDEES	Claudia Hall Ruth Hexter Chris Reinhart Shelly Hibbert --Marissa McCrea Mary Pheifer Becca Bauer Jaden La Bare 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">- All streetlights reported as not working are now reported as working.b. Finance Committee (Ruth)<ul style="list-style-type: none">- Budget Committee met for the last time for the 2024 Budget review on October 10thc. Covenants Committee Report (Jaden)<ul style="list-style-type: none">- A couple letters written for boat trailers which have been moved3. Public Comment Period<ul style="list-style-type: none">-4. Consent Agenda<ol style="list-style-type: none">a. Minutes<ul style="list-style-type: none">-Motion to Accept: 1st: Ruth, 2nd: Shelly; Motion Accepted.b. Treasurers Report<ul style="list-style-type: none">-Motion to Accept: 1st: Mary, 2nd: Jaden, Motion Accepted

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DISCUSSION NOTES

5. New Business

- Third Reading of the HOA Budget for 2024 was completed during the meeting.
- Motion to Accept 2024 Budget: 1st: Ruth, 2nd: Jaden; Motion Accepted
- Jean was introduced as the new bookkeeper assistant to learn from and back up the current Bookkeeper (Ruth)
- Motion to Accept Jean as the new assistance bookkeeper: 1st: Mary, 2nd: Becca; Motion Accepted
- Mary and Chris were re-elected to the HOA Board
- Will start requiring more detailed (line item billing) on lighting repairs from vendor, allowing for deeper scrutinization by the HOA Board.

6. Old Business

- Kent confirmed that the fire hydrants in the Pleasant View neighborhood are being tested and maintained by the City of Missoula Water Department.
- Kent is looking into and currently waiting for a response from the City about a special lighting district for Pleasant View.

Meeting Adjourned at 7:00 PM MT