

Pleasant View HOA

MEETING PLAN *(Monthly Board Meeting)*

DATE	April 18, 2011
TIME	6:00 PM MT
LOCATION	Glen Garra
AUTHOR	Bill McGlynn

PLANNED ATTENDEES:	<ul style="list-style-type: none">• Ruth Hexter• Rod Austin• Ron Ewart (Excused)• Jim Kelly• Donna Dietz (Excused)• Sam Allen• Marcus Jackson (Excused)• Bill McGlynn• Steve Schmidt
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OBJECTIVE

- Monthly HOA Functional Board Meeting

DISCUSSION PLAN

- Confirmation of Quorum for Meeting
- Acceptance of Prior Meeting Minutes
- Committee Reports:
 - Treasurer's Report (Ruth)
 - Grounds Committee (Rod-Steve)
 - Finance Committee (Rod-Ruth)
 - Communications Committee
- Old Business
 - Snow Removal: Additional Budget Recommendations
- New Business
 - Planning for General Meeting
 - Picnic Planning
 - Update on Curb Painting
 - Update from Capt. John Mullan HOA Meeting
- What else?

Discussion Notes:

- Confirmation of Quorum for meeting, 6:05 p.m.
 - Steve calls quorum

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- Committee Reports-

- Treasures Report (Ruth)

- Discussion of Balances, Receivables, and Liabilities
- Taxes Finished
- Depreciation schedule of assets should be addressed in the forthcoming future
- Collections on Receivables
 - Bailey's box is a good improvement for collections

- Grounds Report (Rod)

- Tree Program
 - Caras responded about making an arrangement between their business and the HOA in regards to discounted tree service
 - Services that could be included: Planting a new tree, Pulling out a dead tree, and guarantee of a new tree
 - \$350 for a 2 ½" diameter tree...guaranteed for one year
 - Could HOA carry initial cost of tree for homeowner?
 - Does HOA want to take on the role of being a creditor?
 - Would Caras be able to carry the cost?
- Rod motions to offer a program to Homeowners to buy trees from Caras at negotiated price....
 - Second by Jim...General Vote...Ayes Have it...Motion Approved
- Rod has volunteered to identify dead trees in the neighborhood this spring and inform homeowners of replacement needs
- Doug Harby from the City of Missoula is going to take a drive through the neighborhood to address street issues
- Sidewalks are guaranteed for 2 years if there are problems
- Access to irrigation boxes is needed so that the Board can put technology (rain sensors) in to use to make better use of water
 - Map of sprinklers/boxes to be gathered from Liz
- Rod motions to get the keys for the boxes...
 - Second by Sam... General Vote...Ayes have it ...Motion Approved
- Greenways
 - Do we have water rights to secure wells?
 - Rod will explore this issue
- Bid for fertilizer and weed control
 - Lawn Doctor Bid received
 - Rod motions to accept Lawn Doctor bid...
 - Second by Ruth... General Vote... Ayes have it... Motion Approved
- Discussion of cost associated with thatching 2011
- Jim Motions to request from Cutting Edge a revision to our contract that would eliminate thatching for this year
 - Second by Sam... General Vote... Ayes have it... Motion Approved
- Picnic Tables need maintenance
 - Patrick will take on duty to care for benches
- Weeds need to be addressed on the N. side of Camden
 - Fence, Roundup, or Sterilization?
 - County land with Pleasant view next to it

- Finance Report

- Review of Budget
 - No Adjustment to budget at this time

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- Board must be cognoscente of areas where we have spent/over spent such as snow removal
 - Discussion of expenditures
 - We are at a 2 to 1 ratio of revenue to expenditures
 - Need to try to get to 90 days cash versus the 29 right now
 - Jim believes the budget looks positive in the long run
 - Jim motions to fund the Reserve fund
 - Second by Sam... General Vote... Ayes have it... Motion Accepted
 - Salary Proposal for Ruth
 - Job Description drafted by finance committee
 - Proposal for accounting services; Increase in compensation
 - Rod motions to approve accounting services by Ruth
 - Second by Sam... General Vote... Ayes have it... Motion Accepted
 - Rod motions to make increase retroactive as of January 1, 2011
 - Second by Sam... General Vote... Ayes have it... Motion Accepted
 - Jim will provide slides of budget for general meeting
- *Communication Report*
- All board members can contribute to website and the President and Secretary will be editors
 - Domain was transferred to bluehost.com
 - Emails for board members to be reestablished
 - Sandwich Boards will be made before next meeting
- *Old Business*
- Snow Removal...discussion held in Budget report
- *New Business*
- Marcia has resigned
 - At the general meeting we will ask for or appoint a person
 - Jim will fill in for Marcia until next election
 - General Meeting
 - Agenda will follow the same as tonight
 - Will get Rob Scheben of the Missoula Police Dept. to speak
 - Open forum
 - Picnic / Garage Sale
 - Capt. John Mullan HOA wants to participate
 - Rod makes a motion to invite them...
 - Second by Jim... General Vote... Ayes have it... Motion Approved
 - Why was the Lancaster Variance directed to the Captain John Mullan HOA and not the Pleasant View HOA?
 - Discussion of variance request and the Pleasant View HOA opposition
 - Fire Hydrants in the community need to be curb painted
 - Traffic circle on Connery going to have curbs painted so vehicles can move through easier
 - Stop signs also need to be curb painted by City of Missoula
 - Form Letters to Homeowners about Covenant Violations going to be sent out in order to start getting non-compliances in compliance
 - Ruth will send letters out

Motion to adjourn...8:15 pm.

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