

# Pleasant View HOA

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## **MEETING PLAN** *(General Board Meeting)*

<b>DATE</b>	October 18, 2011
<b>TIME</b>	7:00 PM MT
<b>LOCATION</b>	Hellgate
<b>AUTHOR</b>	Bill McGlynn

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

<b>DISCUSSION PLAN</b>
<ul style="list-style-type: none"><li>• Confirmation of Quorum for Meeting</li><li>• Guest Speakers<ul style="list-style-type: none"><li>- MDSC</li><li>- Council Members</li><li>- Public Works Director</li></ul></li><li>• - HOA Financial Review (Jim)<ul style="list-style-type: none"><li>- Small Parks Plan</li><li>- Community Gardens</li><li>- Garden Sheds</li><li>- Public Comment</li></ul></li></ul>

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## Discussion Notes:

- Confirmation of Quorum for meeting, 6:05 p.m.
  - Steve calls quorum
- **Guest Speakers**
  - Missoula Developmental Service Corporation (MDSC) [www.mdscmt.org](http://www.mdscmt.org)
    - Francine Sadowski (CEO) and Tina Hagen (Manager)
      - Group homes located on 3814 Standish Way and 2847 Stratford
      - Here to work with the HOA about the homes
      - MDSC is 21 years old and serves adults with disabilities
      - Have 11 homes located in Missoula
      - Clients mainly have come from Boulder MT, the MT Developmental Institute, and the State Institute
      - Lawns at the homes will be taken care of by maintenance personnel
      - Parking will be kept at a minimum to alleviate congestion
      - MDSC is licensed through DPHHS with Medicaid funding and guidelines
      - 4 clients per home
      - No sexual offenders
      - If issues come up, Please contact Tina
      - MDSC doesn't want to create problems for neighborhood
      - Group home is classified as a Community Residential Home which allows it to be located in a residential neighborhood
      - No accommodations need to be made for the group homes
      - These homes are the residents homes just a your home is yours
      - Staff client ratio is 3 to 4 on Standish and will never be less than 2 to 4
      - Background and drug screening taken for all employees working at homes
      - Federal check for Medicaid Fraud each month
      - MDSC considers itself a learning corporation as it uses MANDT, CPR, First aid training, and Fire suppression training
      - All clients will always be under direct supervision
      - MDSC purchased these homes
      - Tina will be at future meetings if questions arise
    - Ward 2 Council Members and those running for seat
      - Cynthia Walker (Running Unopposed)
        - Serves PV neighborhood
        - Traffic and streets some of her biggest issues of concern
      - Pam Walzer (Incumbent)
        - Serves the PV neighborhood
        - Running against Adam Hertz
        - Focused on our SID
        - Thought the SID was a bad idea
        - Supports the Transportation Impact Fee
          - Makes developers, not homeowners, pay for infrastructure
        - Encourages constituents to contact her
      - Adam Hertz (Running against Pam Walzer)
        - Lives off Mullen Road, used to live on Connery Way
        - 7<sup>th</sup> generation Montanan
        - Big on efficiency and wants to serve constituents
    - Steve King – Public Works Director
      - England Boulevard SID
      - Proposal to put a right hand turn lane off England onto Reserve
      - There is an existing SID with money left over
        - Originally 1.5 million dollars

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- Project money was to buy right-of-way and build road from roundabout to Reserve
- \$109,533 left over from project
- Options to do with money
  - 1) - Continue to spend the money for better access off England onto Reserve
    - Project would remove Boulevard trees and widen asphalt 7 ft
    - If there is a cost overrun, monies would come from gas tax fund
  - 2) - Role money into fund for delinquencies for those who don't pay
    - Return money to payees
      - Reduce SID by 7 percent
      - Don't use the last 7 percent at year 20
  - 3) – Add more lights onto England Blvd.
- Pleasant View Homeowner Comments
  - There are multiple shops in Grant Creek which have a high influence on Reserve access
    - Why no shopping access from Reserve for stores?
    - There are no plans for any more relief lines out
    - Why not use money for Mary Jane and England intersection?
    - Why not stop people from turning out of driveways closet to Reserve?
    - Future connection SIDS will be paid by developers but an SID might occur at the England/Mary Jane intersection
      - State money is unavailable because it is a local issue
      - No signal accommodations available
      - Discussion will continue in the future
- HOA Financial Review (Jim Kelly)
  - All specifics can be obtained by contacting Jim
  - Financial Comparison (this year vs. last)
  - Goals
    - No increase in HOA fees
    - Continue restoring financial stability
    - Strengthen reserve account
    - Balance budget proposal
  - Reserve Fund
    - Monies from fines and investments
    - Annual carry over funds
    - Minimum equal to 1 year annual reserves
  - Decision
    - Ending cash valance of budget
      - Use it to build budget reserves or both
      - Committee recommends both
  - Preliminary Budget
    - Revenue: Compare actual vs. 2012 projections
    - Expenditures:
      - Percent of inflation vs. cost of living
      - Foreclosures and Bad dept
      - Contracts
- Small Parks Plan
  - HOA responsible for common area trees
  - Plan for trees has been adopted
  - Need more people involved
- Community Gardens
  - PV looking into putting a garden on the City Park located on Flynn
  - Will be canvassing the neighborhood for support
- Garden Sheds
  - Ordinances and Zoning issues with sheds
  - City Council looking at new ordinances in order to make most garden sheds compliant

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- OPG is going to recommend zero setback regulations to City Council