

ASSOCIATION - BOARD MINUTES - March 15, 2010

Present were:

President: Richard Chapman

Vice President: Steve Schmidt

Secretary: Dick Hexter

Treasurer: Ruth Hexter

Board Members: Rod Austin, Donna Dietz, Bob Hayes, Keith Lynip and Marcia Erickson (alternate).

Absent: Ron Ewart

Guest: Liz Maines (Cutting Edge), Monica Sells, John Estes, Don John Linton (homeowners).

Meeting was opened at 6:02 P M, by Richard Chapman.

Richard called for an approval of the February 15, 2010 minutes, which were emailed. Rod Austin made a motion to accept them but, Richard had some changes and questions. On page one he wanted the minutes changed to list Bob Hayes and Donna Dietz as absent. On page two he questioned what the \$300.00 was for that was to be added by the Neighborhood Council to the bid from the City Architect. [It was to cover the difference between the bid of \$6,290 and the contributions of \$3,000 from PVHOA and the grant from the Community Forum.] Also on page two, he questioned Garden City Harvest "using" an area of Park One as a community garden. He wanted the minutes changed from "using the area" to "looking into using the area." He questioned what "area five greenway" referred to. Liz Maines said that maybe it should be called phase five instead of area five. Rod moved to approve the minutes as amended, second by Richard.

Next item is the Bylaws; Richard said we have to make changes to the Bylaws all at once rather than piecemeal and that we needed to do it now since the Bylaws committee never met. Rod stated a change to the way members were elected to the board. Richard proposed that Section 4 Article 4.2 on page 3 regarding the number of members on the Board, be changed from 9 members to 10, to take into account that the Board includes an alternate.

Ron Austin also said with regard to Article 4.2 when Board members be elected, he suggested that the third line from the bottom we insert "that the board members will be elected at each bi-annual general meeting." He also moved to delete the same verbiage out of Articles 4.4, 4.6 and 6.1. Rod suggested in 4.4 deleting in second sentence "positions to be voted on," deleting the next whole sentence, leaving the next sentence alone. Then in the following sentence, eliminate "for the positions noted on the agenda." In Article 4.6, delete the word "either" in the

first sentence. In the last sentence delete the rest of the sentence after "any director may be nominated for re-election."

Richard, then pointed out that Article 4.7 refers to Article 4.7 when it should refer to Section 4.8.

Regarding Section 5.1 dealing with Committees, Richard recommended deleting item (a) entirely because it is superfluous in view of Section 10, Article 10.1.

In Section 5.2, re the second sentence, Richard moved to change the word "participate" to "attend" or better yet cut out the whole sentence.

In Section 6.1 dealing with Officers, change to read directors instead of officers and delete the officer's positions.

Covenants consolidation committee: Hasn't met yet. Rod suggested waiting until phase five is finished and then change all of them. Richard stated that is not soon enough. Don Linton suggested that there will be resistance to retroactive changes affecting Phase 1 homeowners. Richard agreed.

Grounds committee: Rod stated that there is a City-run charette planned for April 24th for the park planning process that will include all of the Captain John Mullan Neighborhood Council, Hellgate Meadows, and all of Pleasant Veiw's parks and residents. Liz Maines reported that the five acre park is supposed to be transferred from the Diddel's to the city on March 27th. Rod also said that there will be a kids charette (ages 4-12) at the same time in a different room, Rod made the motion that we spend up to \$400.00 to cover the cost of this, Donna seconded the motion and all voted "aye."

President's Report

From one meeting to the next, things are falling between the cracks. Follow through is rare. Part of the problem is that we don't remember what we've said we'd do; another part is due to the lack of timely minutes. In addition, no committees seem to be meeting, at all.

Example - any signage in the works on short alley between Yorkshire and Connery saying "Not a Through Street?" or words to that effect. Maybe more than words are needed. Who is taking care of this item.

Bob reported that nothing can be done. "It's an alley."

Example - greenways. Need a price from Cutting Edge for mowing new L-shaped greenway between Connery and Canterbury (behind Kingsbury).

Cutting Edge said it will cost \$75.00

Also, in January Bob Hayes suggested a fence along the alley of the Triangle to keep traffic off. Now's the time for action on that. Who was to do project?

Bob Hayes reported that this will happen when the HOA takes possession of the greenway.

Example - a resident suggested contacting the authorities about a stop light at Flynn/Mullan intersection. Do we want to do that and if so, who's to do it?

Bob Hayes said a stop light won't happen, in part because it's likely a stoplight will be installed at Mary Jane and Mullan when Mary Jane connects with Mullan (eventually). An illuminating light might be installed at Mullan and Flynn North of the school traffic will die off as Flynn ceases to be a north-south route.

Dog poop situation in Park #5 - Liz reported there are no posts in place on which to put a sign. Arlynn Cook called President last week to say people are still not picking up after their (running loose) dogs. She reported the addresses of a couple of offenders but backed off the idea of having President send letters.

Rod Austin said poop bags and containers for disposal would be in the Charette planning process.

Web-site - Neighborhood Watch page is still under construction.

Minutes - none posted for General Meeting since 4/09 and none posted for Board meetings since 9/21/09.

Why Not?

Covenants issue - air stream trailer in driveway behind house at corner of MJ and England - section 13 of governing covenants for that lot doesn't prohibit that thing from being there.

I propose that the Board hire an Assistant Secretary to help the Hexters get the minutes posted within five days of each Board meeting.

End of Presidents report.

Rod pointed out that sometime in the not too distant future we would have some kind of fees assessed against all homeowners in the city for parks. Most other large cities in the state have such fees.

Treasurer's report: Checking account has \$35,840.60. Collections doing really well. Current accounts are under 10%. Delinquencies are \$2,125.00. Rod asked if we remember how much we budgeted for snow removal. Ruth stated that the finance committee will meet at her house on Sunday March 28th. Keith made the motion to accept the treasurer's report, 2nd by Donna.

New business:

Agenda for the General Meeting: Richard commended Bob for coming up with a two page color brochure about trees and lawn maintenance and wanted to know why we didn't send it out. Ruth explained that we have been sending it to new homeowners. Richard said it would be a nice handout for the General Meeting. The brochure had to do with trees; Richard said it would be a good idea to have the tree guy at the meeting. Richard asked for input on who we could get for another speaker. Rod suggested that Tom, from Missoula Valley Recycling would like to come and speak. Neighborhood Watch should be on the agenda. John Estes said that he is a block captain and has never been contacted.

Someone asked when the playground equipment was going to be installed. Keith said sometime in April.

Liz asked if we wanted more poop signs and bags and also garbage cans inside weather resistant structure with poles in the ground. A motion was that she get prices and let us know. It was seconded by Keith

There was a spirited discussion about whether to HOA should spray the 5 acre park for weeds, especially dandelions. The outcome was a decision to not spray.

Keith made a motion to adjourn and it was seconded. Meeting was adjourned at 7:07 P.M