

# Hellgate Meadows Residential Neighborhood Association

2625 Dublin Street - Missoula, MT 59808

Board Meeting

May 21, 2024

7:00 pm, Live and via Google Meet



Board Members Present: Debbie Goertzen, John Shannon (via Google Meet), Jim Finlayson, Kathie Snodgrass, Laura Morris, and Susan Quinn.

Jim moved and Deb seconded that the meeting minutes for May be approved as submitted, but requested one additional correction to Jim's name on the February minutes. The motion was approved unanimously. Kathie will correct the error.

**Financials:** See the attached Treasurer's Report. Jim suggested that we purchase a QuickBooks subscription and provide access to our new bookkeeper. The cost is \$45 per month. That way, HMRNA owns the account and it will remain the same even if we need to switch bookkeepers. The motion was approved unanimously. Susan will pay the first month's subscription and be reimbursed, and thereafter payments will go through the bookkeeper as a regular bill. Homeowners may be able to pay their dues through QuickBooks, also. Jim will check with Sarah (bookkeeper) on that.

## Old Business:

**Street Lights:** Curt Good and Doug Suhi from Greenshine joined us via Google Meet to tell us about solar street lights. Since 2008, they have installed 10,000 systems. The new systems are very different from the old ones. Batteries last 5 to 7 years and the solar panels last 20 years or more. Solar systems cost about 50% more than grid systems, but you also don't have to install grid infrastructure or pay monthly electricity bills. Their systems are designed specifically for the location where they'll be installed.

The batteries are deep cell gel lead-acid (like marine batteries) and will provide 5 days of lighting power without sun. Greenshine can supply replacement batteries, but they will need to be installed by a local contractor. The LEDs are manufactured by Cree, and they are monocrystalline panels. The "Lumina" system is industrial/commercial grade and will withstand 145 mph winds. The lights turn on via a time controller that adjusts for the hours of daylight during the different seasons, unlike a photocell controller, which may make the lights come on when there are dark clouds. The solar cells sit on the top of the pole at a 45° angle. The panels don't need to be cleaned, but they can be.

We will not be able to re-use the bases for the old street lights – the new bases will need to be about 6 feet deep and will need to be designed specifically for our soils and the load of the pole, light, batteries, and panel by the local installer, who must also assemble and install the pole, light, solar panels, and batteries. There will be two panels and two batteries per light. They will send us a cost estimate for the light system and a copy of the slides they presented. We want to do just one demo installation, within the Dublin Street oval, just across the street from where an existing light was knocked over, and we'd like to have it installed this summer. Laura got one estimate for installation so far, and is waiting to hear back from another potential installer.

**Aphids:** Unfortunately, this spring we've had weather just perfect for aphids. The trees were injected, but the way the injection works is that the aphids have to feed on the leaves to ingest

the insecticide. So we have a lot of curled leaves right now, but the insecticide should eliminate the aphids so that leaves coming out later will be fine. Meanwhile, we have a mess and some property owners have been complaining.

**Little Free Library:** THANK YOU to Jim for replacing the plexiglass!

**Mail House:** We need to fix the section of concrete on the north side of the mail house that has shifted, creating “steps”. Also, there is one little section of siding that has been damaged and needs to be replaced. We will contact the contractor who replaced our rotted siding and also the contractor who fixed Susan and Jim’s concrete for estimates to do the work.

### **New Business:**

**Neighborhood Party:** Kathie suggested we try a neighborhood party again this summer.

MidAugust should provide a good chance of scheduling without rain. We will discuss this more at our next meeting.

The meeting was adjourned at 8:13 pm. The next regular Board Meeting will also be via Google Meet (<https://meet.google.com/stt-ivod-qjb>), on June 18<sup>th</sup> at 7:00 pm.

*Kathie Snodgrass*

Secretary

## Treasurer's Report for May 2024

### Balance Sheet

Bank Balance - FSB previous month	\$ 23,172.29
Accounts Receivable- previous month	\$ 3,485.19
Prepaid Insurance	\$ 1,584.00
Undeposited Funds	\$ 689.00
<b>Total Assets</b>	<b><u>\$ 28,930.48</u></b>

Accounts Payable- previous month	\$ -
Retained earnings	\$ 15,030.92
Net Income	\$ 13,899.56
Total Equity	<u>\$ 28,930.48</u>
<b>Total Liabilities &amp; Equity</b>	<b><u>\$ 28,930.48</u></b>

<b>Deposits (previous month)</b>	<b><u>\$ 2,252.78</u></b>
----------------------------------	---------------------------

#### Bills Paid (previous month)

DIRTMAN SPRINKLERS	\$ 1,850.00
MONTANA POOPER SCOOPERS	\$ 200.00
NORTHWESTERN NWE BILL	\$ 60.31
CEDAR MOUNTAIN SOFTWARE	\$ 20.00
CEDAR MOUNTAIN SOFTWARE	\$ 20.00
DIRTMAN SPRINKLERS	\$ 1,850.00
JANE GOFFE - 3 months	\$ 840.00
JANE GOFFE - bill pay check not received	\$ 104.50
MONTANA POOPER SCOOPERS	\$ 200.00
	<b><u>\$ 5,144.81</u></b>

Quickbooks account established - \$45/month for first year.