

ULVHA Meeting Minutes—September 4th, 2012 (Prepared by Mark Woodward)

Board Members Present:

ART GIDEL (President)
PAT MAHONEY (Treasurer)
MARK WOODWARD (Secretary)
LLOYD TWITE
TERRY JOHNSON
RYAN LEACH
DAN CEDERBERG (Legal Advisor)

Board Members Absent:

ALVY CHAPMAN

Meeting called to order at 7:00 PM. Meeting minutes from May 1st, 2012 approved.

Financial Report—Pat Mahoney: At this time ULVHA checking account is at positive 27,164.18. Approximately 12,755.00 has been collected in dues and fines this year. There are still 46 unpaid dues, which is the highest to date at this point in time. Board discussed sending out 3rd notices to home owners from legal counsel. A motion was passed and seconded to have legal counsel send out letters. Motion carried. There are 2 bills to be approved; one bill from Langel and Associates for an income tax return (145.00) and another bill for 42.21 for previous 2nd notice letters for unpaid dues that were sent out this summer. Motion made and seconded to pay these bills. Motion carried. RSID balance is at 13,363.01 for the period of May 2012. The balance does not take into account our payments due to Guru Lawn service which will be approximately 13,000.00.

Parks report—Art Gidel: It was discovered that there was a broken pipe in Nicole Park after Art Gidel noted that the grass was not getting watered. City Parks Department made repairs. According to Lloyd Twite, Rainbow Park has not been getting mowed or watered properly. Issue needs to be addressed with Donna Gaukler at City Parks Dept.

Covenant enforcement: Lloyd Twite reported that he had sent out 29 letters this summer, three of which were 2nd notices. Terry Johnson stated that he sent out 25 landscaping notices and about 12 second notices. Terry also stated that he sent out one or two 3rd notices to 6700 Cam Court. This is the house that has been vacant for the past two years or so. Art Gidel asked the board if Guru Lawn Service should be considered for the next season. Board approved a motion to have Art negotiate with Guru, subject to a 5% or less increase on costs. Motion carried.

Road project update: Jensen Construction should be finished paving around 9-7-12. Sidewalks and telephone poles should be completed around 9-30-12. At this time, there is no news on the power substation project in Upper Miller Creek.

Fall News Letter: Subjects for the fall news letter were discussed. Garbage cans are starting to become more of an issue. Letter needs to address the proper storage or screening of garbage cans. The issue of dogs running around will also be addressed in addition to the usual subjects.

Dan Cederberg responded to the board on the subject of tree branches that were growing over a homeowner's fence. The homeowner wanted to know if he could trim on his neighbor's property. Dan informed the board that the homeowner could seek legal advice.

Meeting adjourned at 8:35 PM