

ULVHA Meeting Minutes—January 8th 2013 (Prepared by Mark Woodward)

Board Members Present:

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

Board Members Absent:

LLOYD TWITE

Meeting called to order at 7:00 PM. Minutes from 11-6-12 meeting read and amended. Motion carried to accept minutes as amended.

Financial Report—Pat Mahoney: At this time the ULVHA has a total of 27,290.87 in its checking account. A check in the amount of 368.27 was written to the City Parks Department for the repair of the broken sign on Nichole Park. Board asked that future financial reports reflect the reserve fund break-out. Art Gidel stated that he would look at the cost for Truegreen services this season for the next meeting. Insurance billing for the board policy will come in February. Art asked permission from the board to approve premium cost if the increase is minimal. A motion was made and seconded to allow Art Gidel to accept premium cost if it did not exceed an additional 5% (4588.00) of last year's policy. Policy covers 1 million dollars of liability per occurrence as well as director and officer coverage. The board discussed the prospect of again including an umbrella policy of an additional 1 million for an extra 500.00. A motion was made and seconded to add the umbrella policy again. Motion carried with 5 yeas and 1 nay vote. Status of delinquent dues stands at 34 unpaid. Letters have been sent out, 18 of which were returned mail and 16 that were not answered.

Parks Report—Art Gidel: Art informed the board that GURU Lawn Service has signed a contract for another season with the same price as last years. Regarding improvement project ideas for the parks, no one has submitted ideas as of yet. Art also talked about people driving snowmobiles in the parks and one case of someone driving a snowmobile which tore up some grass in Kelsey Park. Art stated that he spoke with the driver, who stated that he would refrain from riding in the park. Also, there was an incident where an ATV was pulling kids on a sled. Board discussed the possibility of having signs made informing the public that no unauthorized motor vehicles are allowed in the parks.

Covenant enforcement—Art Gidel: The board discussed the future of Accessory Dwelling Units (ADUs) and the likelihood that the city council would pass the measure allowing a re-zoning in the city limits to allow for ADUs. It appears that the law would allow for exemptions in areas of the city which have covenants that do not allow ADUs. At this time, it was the opinion of legal adviser (Dan Cederberg) that ULVHA covenants

would not allow ADUs. In addition, our covenants are currently enforced by an active homeowner's board. Cederberg stated that he would seek further clarification on the matter. Art Gidel stated that he would send a letter to the council making our position known that the board opposes ADUs in this subdivision. The board also discussed the possibility that a basement apartment on Scott Allen Drive, may have been set up as an ADU without the knowledge of board. It is not known at this time if the property in question has a separate apartment or not, nor if the persons living in the home are on two separate rental agreements. Art Gidel and Mark Woodward agreed to speak with the occupants of the house to find out.

Annual Meeting and News Letter: The board discussed the up-and-coming annual meeting and News Letter. The subject of ADUs and motor vehicles in parks would be addressed in the news letter. The letter will also include a dues notice. In addition, a separate dues notices would also be sent out as soon as possible. Alvy Chapman has agreed to put the news letter together again this year, which will go out two weeks prior to the annual meeting scheduled for March 26th. Dan Cederberg mentioned that in the case of our delinquent homeowners, a list of past dues is included on their notices.

Last issue for discussion: Board membership. At this time, all current board members are willing to serve another year. The election of board members and officers will take place at the annual meeting.

The next regular meeting will be on March 5th, 2013.

Meeting Adjourned at 8:45 PM