

ULVHA Meeting Minutes – March 5th, 2013 (Prepared by Ryan Leach)

Board members present:

ART GIDEL (President)
PAT MAHONEY (Treasurer)
TERRY JOHNSON
RYAN LEACH (acting secretary)
ALVY CHAPMAN
LLOYD TWITE
DAN CEDERBERG (Legal Advisor)

Board Members Absent:

MARK WOODWARD (Secretary)

Meeting called to order at 7:00 PM. Minutes from 1-8-13 meeting read, no amendments. Motion unanimously carried to accept minutes.

Financial Report – Pat Mahoney and Art Gidel: Pat provided a financial statement for 2012 with an account closing balance of \$27,290.87, up from \$24,638.39 at the end of 2011. Since the closing of the 2012 statement, Pat has received dues for 2013 from 3 homeowners totaling \$75.

Art discussed the association's liability insurance coverage and the bill which totaled \$4874. At the January 8th meeting the board approved Art and Pat to pay the insurance bill if it was no more than 5% above the bill for 2012 coverage, but the price is a 6% increase over last year's bill of \$4588. The policy includes liability coverage for the officers and board members, liability for the association as a non-profit corporation, and an umbrella policy to increase the total liability coverage. A motion to pay the 2013 bill at \$4874 was carried unanimously.

Art also discussed options for pay for weed and feed for the county parks that we maintain. Guru lawn care quoted \$1300 for weed control and fertilizer, or \$770 for weed control only. TruGreen (the provider for the last few years) quoted \$1426 for weed control and fertilizer. The board generally agreed they were happy with the service provided by TruGreen and did not want to change the providers. Lloyd offered to bargain with TruGreen for a lower price. A motion to continue with TruGreen at up to \$1426 for weed control and fertilizer for this year, or a lower price if Lloyd could negotiate it, was carried unanimously.

Lloyd brought up the possibility of handing over the remaining parks to the city if we could negotiate an acceptable deal where we paid them annually to help with maintenance. This may be able to lower the overall maintenance and insurance costs to the association. It was generally agreed after discussion that the city would be unlikely to accept the parks at this time, and the discussion was tabled.

Pat requested clarification and affirmation of the board on the budget breakout of the reserve funds for the association. The board agreed to keep a reserve of \$21,000 broken down as follows:

- \$8,000 for approximately 1 year's operation expenses
- \$5,000 for park improvements
- \$5,000 for overdraft protection of the RSID account
- \$3,000 for emergency repairs to parks.

A motion to earmark these funds in the financial statement carried unanimously. Subtracting the reserves of \$21,000 from the account balance of \$27,290.87 leaves the association \$6,290.87 for currently available funds.

There was no update on delinquent dues. The annual dues notice will go out soon with the newsletter, and a follow up letter will be sent to delinquent members on or around May 15. Dues are due by April 1st.

Pat reported the RSID balance was \$8,755, and Art handed out a financial statement for the RSID from the city. Plan to hand this out with the association financial statement at the annual meeting.

Annual dues invoice and newsletter - Alvy Chapman and Pat Mahoney: Board recommended some minor corrections to the newsletter and it is almost ready to go. A dues notice is included in the newsletter as well as several mentions of the annual meeting.

Annual Meeting – Art Gidel: The annual meeting is scheduled for 6:30 PM, Tuesday, March 26th at the Linda Vista Golf Club. Nominations for the board members were covered at the January 8th meeting. Ryan and Terry will put up signs around the mail boxes about 10 days before the meeting. Pat and Mark will handle set up at the meeting, and Art will make the handouts for the meeting.

Covenant Enforcement – Terry Johnson and Lloyd Twite: Specific cases of enforcement and a summary of enforcement since the last meeting were not discussed. The ADU petitions and progress through the city government was discussed. The board is not taking further action on ADU's at this time.

Parks Report – Lloyd Twite and Art Gidel: Art proposed the association approach the city about a cost sharing plan so they will do at least weed control, if not weed control and fertilizer for the city parks (Nicole, Whitetail, and Rainbow parks). Motion for 50% cost share with the city up to \$750 to provide weed control and fertilizer for the city owned parks carried unanimously. Weed control and fertilizer for the county parks was covered in the finance section above.

Art proposed some park improvements ideas. First was refurbishing the basketball courts in Nicole Park. Also proposed updating Rainbow Park playground equipment and requesting the city do a safety check on the Kelsey park playground.

No unauthorized motor vehicles in park signs were discussed again. Lloyd talked to at least one offender who agreed to stop. The board agreed to table this unless vehicles in the parks become an issue again.

Miller Creek Rd improvements – Lloyd Twite: Completion of moving the telephone and cable lines and the removal of the poles are holding up the completion of the sidewalk on the north side of the road. The sidewalks on the upper third of the hill are being held up until the water source and infrastructure for the next phase of development are finalized to prevent having to tear out the sidewalks and redo them so a water main can be installed.

Next Board Meeting Date: Art will coordinate next meeting through e-mail with a goal of meeting again in early May.

Meeting adjourned at 8:27 PM.