

ULVHA Meeting Minutes—September 10th 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

Guest: Pat Lauridson (Homeowner)

Meeting called to order at 7:00 PM. Meeting minutes from May 14th, 2013 approved.

Financial Report—Pat Mahoney: As of August 2013, our current balance was \$23,134.75. At this time \$10,850.00 has been collected from homeowners' dues. Pat stated that \$23.99 is needed to replace the worn out rubber stamp used in mailings. A motion was made and seconded to pay to replace stamp. The City of Missoula has refunded the ULVHA \$368.27 for a lost and replaced check written to Missoula Parks and Rec. There are 36 unpaid dues at this time. Board discussed what to do about the unpaid dues. A small number of owners have not sent dues for several years. It was decided that Dan Ceberberg will send out letters to those who have \$200.00 or more in unpaid dues.

Parks report—Art Gidel: Art stated that there is nothing new to report. Board discussed getting a quote from GURU Lawn Service for next year.

Covenant enforcement—Terry Johnson: So far this year, Terry had sent out 32 notices of violation for lawn issues. The breakdown was as follows: 21 first notices, 5 second notices, 3 third notices (\$100.00 each) and 3 fourth notices (\$200.00 each). 6894 Linda Vista had a \$100.00 and a \$200.00 assessment sent, however Terry stated that he would rescind the \$100.00 and \$200.00 assessments since the home had recently been sold and the new homeowner was unaware of the prior violations which led to the assessments. Terry also stated that the weeds in the utility easement located at the corner of Christian and Linda Vista have not been getting cut as is years prior. Terry will check with Lloyd Twite to see who was responsible for cutting the weeds. Board discussed issue with a fence located at 6715 Linda Vista which was not in compliance with covenants. This same address also has unpaid dues and the homeowner has been neglecting proper care of the back yard. The fence is a spilt-rail design with chicken wire. The fence also comes all the way up to the sidewalk, which is also not in compliance. At issue is the fact that the park next to the property has a similar type of fence; however members of the board believe that the park property is not considered the same as private lots. There are also a

couple of homes that have some small sections of split-rail fence as a matter of lawn décor, but do not function as actual fences. It was decided that a letter would be sent from our attorney to the homeowner, with a list of the observed violations.

Accessory Dwelling Units (ADUs) discussion: Dan Cederberg, at the request of the board, prepared a draft letter to the City of Missoula regarding the issue of the new city ordinance allowing the building of ADUs in residential areas and that the board believes that ADUs are a violation of ULVHA covenants. The letter also requested that the city notify the board of any applications for ADU permits in the Linda Vista subdivision. The letter was accepted by the board and all board members signed it. The letter was later hand delivered to the office of Development Services by Art Gidel.

Board discussed the abandoned house located at 6700 Cam Court. At this time, there has been no activity in terms of property being put on the market. The house has been empty for over 2 years and the address has been assessed with numerous violations and \$500.00 worth of fines.

Discussion on newest subdivision on Jeff Drive. At this time all lots have been sold. The next phase to the south is under way.

Discussion of news letter for this fall. Any ideas for new articles should be submitted to Art Gidel no later than mid-October.

Meeting adjourned at 8:56 PM