

ULVHA Meeting Minutes—November 6th, 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

Guest:

PAT LAURIDSON (ULVHA homeowner)

Meeting called to order at 7:00 PM. Meeting minutes from 9/4/12 meeting amended and approved.

Financial report—Pat Mahoney: At this time there is 27,464.18 in the ULVHA checking account. There were two requests from board members for reimbursements regarding out-of-pocket costs. Terry Johnson submitted a total of 60.11 for postage and office supplies. Art Gidel submitted a total of 201.50 for the cost of maintenance of the ULVHA website. A motion to pay these expenses was approved by the board. Pat Mahoney reported that he had received 400.00 from delinquent homeowner's dues. As of this date 37 homeowners have not paid dues. Dan Cederberg had not yet sent out letters to delinquent homeowners as discussed in previous meeting. Pat Mahoney reported that he had received RSID information and that the County is up to date as far as July but he did not have the current amount of funds in the RSID. Lloyd Twite informed the board that five new homes had been completed on Jeff Drive in the new subdivision (12th phase). Homeowner dues from these homes could be expected in the new year. According to Lloyd, covenants in the new phase will go into effect in 2014 and will basically be the same as other covenants with the possible exception of limiting number of vehicles to five per household. On a side note, Lloyd informed the board that the person responsible for vandalizing the Kelsey Park sign has paid 300.00 for the necessary repairs.

Board discussed the possibility of establishing a designated reserve fund of approximately 21,000.00 for the costs of improvements and maintenance of parks. The designation of funds would consist of the following:

3,000.00----Emergency repair and replacement costs of irrigation equipment.

5,000.00----Park improvements reserve.

8,000.00----1 year reserve for operation costs.

5,000.00----RSID shortfall fund.

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A motion was made to place this designated reserve on paper only, until further research into the matter. Motion carried.

Park Report—Art Gidel: Guru Lawn Service has agreed to mow again this year for the same price as last year. Art will ask about an amount to also have Guru mow the strip parks.

Covenants Enforcement—Terry Johnson and Lloyd Twite: At this time the only report was concerning 300.00 in violations assessed to 6700 Cam Court. This had been discussed in the last meeting. No new assessments had been sent concerning this address.

The board discussed the Missoula City Council's current agenda of zoning changes to allow accessory dwelling units (ADUs) on residential lots. The board opposes allowing ADUs. At this time ULVHA covenants protect against ADUs. The board also discussed the issue of duplexes and if any currently exist in the neighborhood. Dan Cederberg stated that he would research the enforcement of covenants regarding duplexes for the next meeting.

Lloyd Twite reported on the Miller Creek Road project. Northwestern Energy is still working on electric service, which is holding up some of the concrete work on the sidewalks. Regarding the past subject on the power substation project in the Upper Miller Creek area, it appears that the project has been shelved indefinitely.

Art Gidel reported that the ULVHA website needed updating. Ryan Leach volunteered to assist in this if needed. Art stated that he needed to check with another person (Jeff Hoffman) who had agreed to do it for us.

Meeting adjourned at 8:30 PM