

**ULVHA Meeting Minutes—November 12<sup>th</sup> 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)  
LLOYD TWITE

Board Members Absent: None

Guest: Pat Lauridson (Homeowner)

Meeting called to order at 7PM. Meeting minutes from September 10<sup>th</sup> meeting were accepted after minor corrections.

Financial Report—Pat Mahoney: As of 11-12-13, ULVHA account balance is at \$23,230.76. At this time, there are 33 homeowners who have not paid dues. None of these homeowners have passed the 200.00 threshold which was discussed by the board at the last meeting therefore; the board will not have legal letters sent out at this time.

The RSID balance is currently at \$8,597.56 and will cover the final 2 (\$2,709.00) bills from GURU Lawn Service for the months of August and September 2013. In addition, November property taxes are due which will increase the RSID by approximately \$10,000.00.

As a final note, Pat Mahoney stated that it was his intention to retire his position as treasurer at the end of March. Art Gidel stated that he was currently attempting to find a replacement for Pat. The board thanked Pat for his work over the years.

Alvy Chapman informed the board that the ULVHA newsletter was ready to be printed and sent out.

Covenant Enforcement—Art Gidel: The letter prepared by Dan Cederberg, regarding the board's position on the ADU issue, was hand delivered by Art Gidel to the secretary at the Development Services at the City of Missoula. The secretary that received the letter opened and stamped the letter.

Regarding the fence at 6715 Linda Vista Blvd., Dan Cederberg sent a letter to the homeowner pointing out aspects of the split-rail/wire fence in the front of his house. Since then, the wire on the fence has been taken off but the posts and rails are still up. Dan will send another letter regarding the fence and the fact that the side portions of the fence will have to be removed. The board discussed the fact that several homes have portions of split-rail fences as decorative elements in their yards but the covenants prohibit fencing that extend past the front of existing homes. There were also back homeowners dues attached to the house totaling 250.00 and 700.00 worth of covenant

violations. Lloyd Twite brought up the possibility of forgiving the 700.00 in violations but still demand payment on the 250.00 in back dues. The board discussed having Dan Cederberg send a letter to inform the homeowner that if he changed his fence within 15 days the board would waive the 700.00 in covenant violations, which would leave him with his 250.00 in back dues. If the homeowner did not comply, the board would authorize filing a lawsuit. A motion was made and seconded to have the aforementioned letter sent by Dan Cederberg. Motion carried.

The board discussed its contract with GURU Lawn Service. At this time, GURU is willing to stay on for the same price. Board agreed that GURU was doing a great job and motion was made and seconded to have GURU continue. Motion carried.

Subdivision development—Lloyd Twite: According to Lloyd all the lots in the 12<sup>th</sup> supplement (Jeff Drive and Alisha Court) have been sold. There is also an extension tying Alisha Ct. to Joy Drive and 32 lots in that division have been sold. The sidewalk on Upper Miller Creek Road is slated to continue south, pending further information on water issues.

Art Gidel stated that he had received a letter from a homeowner concerning the plans for a BPA power substation to the southeast of Linda Vista, near the power lines in Upper Miller Creek. The board has been aware of BPA possibly locating a substation in that area for some time however at this time there are no definitive plans and BPA may choose a different site altogether. Lloyd Twite stated that he would take the letter and look into the matter.

Meeting adjourned at 8:17 PM