

ULVHA Annual Meeting Minutes—March 18th, 2014

(Prepared by Mark Woodward)

Board Members Present:

ART GIDEL (President)

LARRY WILKINSON (Treasurer)

MARK WOODWARD (Secretary)

LLOYD TWITE

TERRY JOHNSON

RYAN LEACH

DAN CEDERBERG (Legal Advisor)

Board Members Absent:

ALVY CHAPMAN

The annual ULVHA meeting began at 7:00 PM. There were approximately 40 people in attendance. Board president, Art Gidel introduced board members. Also present were County Commissioner, Michele Landquist, City Councilman, Mike O'Herron (ward 5) and Councilwoman Annelise Hedahl (also ward 5). Before the beginning of official business, Michele Landquist, Mike O'Herron and Annelise Hedahl were invited to speak.

Mike O'Herron introduced himself to the homeowners. O'Herron stated that he had been a member of the council for 2 years. He spoke on the topic of the city infrastructure draft plan and items on the plan in the near future such as the Higgins and Madison bridge improvements as well as work on Hillview Way in the coming year. Mr. O'Herron also brought up the issue of Mayor Engen's position on the purchasing of the Mountain Water Co. Mr. O'Herron advised homeowners who had an opinion on the issue that they should express them to the council. O'Herron fielded some questions by homeowners on the issue of the water company purchase.

Annelise Hedahl introduced herself to the association. Hedahl had been newly elected and stated that she had learned a lot already as a member of the council. She also stated that there had been a lot of discussion and diversity of opinion on the idea of the city purchase of Mountain Water. One homeowner asked about how the city went about choosing people for subcommittees and asked how he would go about volunteering to be on a subcommittee. Hedahl stated that the city website had that information.

Michele Landquist addressed the homeowners and informed the association that she was running for re-election. Ms. Landquist stated that one of the hottest issues over the year had been concerning the deer population. Landquist stated the city council has had discussions about possible population control of deer through sterilization as some people had expressed concern with hunting the deer in populated areas. Ms. Landquist also stated that the county commissioners have had meetings with other large landowners' as well as the BLM. Lastly, Ms. Landquist informed homeowners that she had overseen improvements in the commission's communications process as it pertained to accessible information regarding issues concerning county business.

After hearing from guests, Art Gidel asked the association members to review the minutes from the 2013 annual meeting. There were no corrections. A motion was made and seconded to accept the 2013 annual meeting minutes as written.

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Larry Wilkinson presented the financial report. The current balance of the ULVHA account is at \$23,350.12. Larry explained the purpose of the annual homeowners' dues and the RSID. Art Gidel explained the purpose of the liability coverage which the board has purchased over the past few years. The coverage is for 2 million in general liability for the association and 1 million in liability for D & O (directors and officers). The annual cost of the policy is approximately \$4925.00. Art also expounded on the cost of the \$1200.00 for Weed and Feed in the parks owned by the association and the shared cost the association pays (\$750.00) for parks owned by the City of Missoula. The association was also informed of other costs which included tax preparation, annual newsletter, other legal costs and the new Linda Vista sign at the top of Upper Miller Creek Road. Art also stated that part of the ULVHA account includes a designated reserve for unexpected capital expenses as well as park improvements.

According to Larry Wilkinson, he has collected 29% of homeowners' dues so far this year. There are however a number of homeowners who have not paid (about 30 who owe from 2013, 31 homeowners who owe from 2012, 11 homeowners from 2011 and 5 from as far back as 2010). Art explained that the board tries to keep the amount of unpaid dues at a minimum (10% to 5%) however until they reach a certain point, legal costs of collecting can be a hindrance.

There was a question from a homeowner regarding the bidding for liability insurance and lawn care of the parks. Art stated that at this time, very few insurance companies will even carry such policies. Regarding lawn care, the board put the contract up for bid a couple of years ago after many years of paying the city for mowing. Only a couple of outfits bid for the job and Guru Lawn Service won that bid. Guru's bid was significantly lower than the city's bid and Guru has been doing an excellent job.

Since the subject of lawn care was being discussed, Art took this opportunity to explain the RSID in more detail. Each home pays an annual 50.00 fee through property taxes which is then placed in the RSID for the purpose of park maintenance. The RSID brings in approximately \$20,000.00 per year. Coupled with the association dues that bring in about \$10,000.00 per year, we are able to meet all expenses for the parks which include mowing, watering, electricity, playground equipment maintenance and irrigation system repairs. The money from the \$25.00 annual dues goes to administrative costs and legal fees in addition to other improvements. Art also explained the fact that in years past, the RSID often ran at a deficit, however a few years ago, the county transferred ownership of some of the larger parks (Rainbow, Nicole and Whitetail) to the city. Now the city maintains these parks and the cost savings have allowed the RSID to run with a surplus. In addition, the parks still owned by the county like Kelsey, Bridge and Scotty parks all have had wells installed. Though the initial cost for each well was significant, the association, through county grants was able to save 50% in those costs. Now, all the wells are paid for and the annual savings in watering bills is significant.

At this time in the meeting, board member Lloyd Twite talked about future road improvements. There is a plan to install curbing and sidewalks along Upper Miller Creek Road near Ravenwood (hopefully this year or next year at the latest). Also, upper Linda Vista Drive will have some resurfacing done.

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One homeowner was concerned about speeders on Christian Drive. It was suggested the homeowner call the traffic division at the police department and speak with the traffic sergeant. In years past the police department has been pretty good about responding.

Art Gidel and Lloyd Twite then spoke on the issue of covenants and enforcement of covenants. Art stated that the association does its best to educate homeowners as often as possible on the issue of leaving RVs parked outside of homes. Although the covenants do not allow for RVs to remain parked in the area for more than 24 hours, most violations stem from homeowners that leave RVs parked for more than a few days. In addition, the covenants also address junk vehicles, improper screening of garbage cans, etc. as well as landscaping. Lloyd Twite reported that in 2013, he had issued (22) “first violation” notices for RVs and (2) “second notice” violations. No third or fourth notice violation letters were sent. Third and fourth notices come with a \$100.00 and \$200.00 assessment.

Board member, Terry Johnson spoke to the association about the covenants pertaining to landscaping. Generally, inspections of yards begin in May. Terry made 6 inspections of the area last year. Terry stated that he issued (21) first notices, (5) second notices, (3) third notices and (3) fourth notices. Landscaping violations usually involve poor irrigation, lack of mowing and lack of weed control. Terry also talked about zero-scape type landscaping on steep back yards that are typically hard to mow. Terry explained that if a homeowner wanted to use this type of landscaping on a steep back yard, then he or she could submit a plan to him for approval.

Lloyd Twite talked about the most recent housing developments. The newest subdivision in Linda Vista is on Jeff Drive (12th supplement). Currently all 57 lots have been sold. In addition a 13th and 14th supplement have also been added south of Jeff Drive. All 31 lots in the 13th supplement have been sold and 44 lots in the 14th supplement are available.

One home owner asked about street parking on Jeff Drive and how many cars per household could be parked on the road. Jeff Drive has narrower streets and a slightly higher density of homes per block. According to Lloyd Twite, the area is designed to allow two cars per house to be parked on the street. The homes also have driveways which allow for more parking.

Also discussed were the mailboxes near Nicole Drive which are in disrepair and a homeowner asked about putting a doggy dew plastic bag dispenser on Jeff Drive for people walking their dogs.

Lastly came the nominations of board members. All current board members, with the exception of Alvy Chapman, have agreed to stay on another year. Homeowner, Pat Lauridson, who had been to several recent board meetings, volunteered to take Alvy Chapman’s place. A motion was made and seconded to retain the current slate of board members and elect Pat Lauridson as the newest board member. The motion carried unanimously.

Meeting was adjourned at 8:43 PM