

## **ULVHA Meeting Minutes—May 27th, 2014 (Prepared by Mark Woodward)**

### Board Members Present:

ART GIDEL (President)  
LARRY WILKINSON (Treasurer)  
MARK WOODWARD (Secretary)  
TERRY JOHNSON  
RYAN LEACH  
DAN CEDERBERG (Legal Advisor)

### Board Members Absent:

LLOYD TWITE  
PAT LAURIDSON

Guest: Jack Walton (Homeowner)

Meeting called to order at 7:00 PM. Meeting minutes from the March 18<sup>th</sup> Annual Meeting were reviewed and amended. Meeting minutes from the February 25<sup>th</sup> meeting were reviewed and accepted with no changes.

Financial report—Larry Wilkinson: The current balance of the ULVHA checking account was at \$29,268.27. The balance of the RSID was at \$12,707.37 as of March 31<sup>st</sup>. An additional estimate of \$9,872.81 was expected by the end of May, after the second half of property taxes had been collected.

Several bills had been paid. The first was for an endorsement stamp (\$17.95), \$119.50 for Langle and Associates (2013 tax prep) and \$369.40 to *The Directory* for the annual newsletter. There was a \$1,431.50 bill to be paid to True Green for the weed and feed at Kelsey, Bridge and Scotty parks. This also included the “One Lot” park on Kelsey Ct.

Terry Johnson asked for a reimbursement for stamps, mailings and signs for the annual meeting (total \$89.82). Also, Art Gidel asked to be reimbursed for costs on the ULVHA website in addition for the filing costs for the annual report for non-profits with the state. These costs totaling \$215.75. A motion was made and seconded to reimburse both Art and Terry for these expenses.

In the report of delinquent dues status, Larry advised the board that there were 85 dues still unpaid. Art also brought up the issue of unpaid assessments and asked Larry to submit a report on these as well. Several homeowners owed \$200.00 or more in unpaid dues. It was decided to wait until September to send out letters to homeowners regarding back dues and assessments.

Covenant Enforcement—Dan Cederberg discussed the issue of the fence located at 6715 Linda Vista Drive. Dan presented the complaint (law suit) to Art for his signature. Homeowner at this address also had over \$700.00 in assessments.

Terry Johnson reported on his inspections of lawns so far. Although there are a few dry spots, there were not a lot of issues. A few homes on Christian (one especially) had a lot dandelions growing.

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The board discussed the issue with hedge-height compliance. It was discussed that hedges should not exceed 4 to 5 feet in height, depending on the covenant area in which they are growing. There are a few homes in violation of this rule. One home had a hedge over 8 feet tall with wire fence on both sides to discourage deer from eating the hedge. Terry has made note of 19 homes that appear to have an issue regarding tall hedges. Terry suggested that he could send letters to the homeowners in an attempt to educate them on the covenants with the idea of bringing them into compliance.

There was discussion about excessive weeds in vacant fields in Upper Miller Creek and that the homeowner at 6770 has complained. The lots in question are commercial lots. Landscaping of these lots would not occur until the lots are sold. Art asked Dan Cederberg if money from the RSID could be used to control weeds on easements. Dan stated that he had spoken with Lloyd Twite about this, however there is no resolution yet.

There was also some discussion about complaints about dogs needing to be on leashes and signs in the park reminding persons to pick up dog doo. Also the large mailbox clusters are in need of fresh paint. Terry Johnson stated that he would look into the prospect of using association money for the purpose of painting the mailboxes. Lastly, the question of the home located at 6833 Linda Vista. Art contacted Mark Woodward and advised him that he had received a complaint from a homeowner, who suspected the residence was being used as a “half-way house.” Mark looked into this and ran the license plates of several vehicles parked at the residence. All plates came back registered to the same person. At this time, there was no reason to suspect the house was being used as a “half-way house.”

Parks Report—Art Gidel. The True Green bill for weed and feed in the parks has been paid. The half payment from the city (\$800.00) has not been received yet. Art asked City Parks Dept. to inspect Kelsey Park playground. No follow up as of yet. A doggy doo dispenser was also installed by the city in Kelsey Park at no cost to the association.

Meeting adjourned at 8:20 PM