

ULVHA Meeting Minutes—Sept. 9th, 2014 (Prepared by Mark Woodward)

Board Members Present:

ART GIDEL (President)
LARRY WILKINSON (Treasurer)
MARK WOODWARD (Secretary)
TERRY JOHNSON
PAT LAURIDSON
LLOYD TWITE
DAN CEDERBERG (Legal Advisor)

Board Members Absent:

RYAN LEACH

Guest: Jack Walton (Homeowner)

Meeting called to order at 7:00pm. Meeting minutes from May 27th meeting approved.

Discussion of present meeting location. Ownership of the golf course has changed hands and new owner (Charlie Miller) has proposed a \$50.00 fee for each meeting and \$125.00 for each annual meeting. Art Gidel called the fire department to check on using one of their rooms. The rooms are free of charge and rarely used. This should work for board meetings, but not big enough for annual meetings. Terry Johnson made a motion to stay in the present facility through the next annual meeting. Motion passed.

Financial Report—Larry Wilkinson: ULVHA account balance as of 9-8-14 is \$29,426.20. RSID balance as of 5-31-14 is at \$20,450.71. Status of delinquent due payers is presently at 32 (that is, 32 homeowners have not paid annual dues). Some of these homeowner have not paid in several years. Board discussed having Dan Cederberg send out letters to homeowners who owe at least 200.00 or more in back dues. This would amount to about 8 letters. A motion was made and seconded to have Dan send out the letters warning that continued failure to pay dues within 30 days would result in homeowner being sent to collections. Motion passed. Board also discussed that delinquent dues would be reviewed annually in September. Art Gidel gave Larry Wilkinson a list of new homeowners in the new subdivision. A motion was made and seconded to allow new homeowners to begin their due payments starting in the 2015 calendar year. Motion passed. Larry submitted copies of expenses for reimbursement in the amount of 114.62 for stamps used in recent mailings. A motion was made and seconded to reimburse Larry. Motion passed.

Parks report—Art Gidel: Scotty Park sprinkler system pipe was broken at the wellhead. The fix was a simple one and the bill went to the county. Board discussed getting a quote from Guru Lawn Care for the next season's mowing. Motion made and seconded. Motion passed. Art Gidel informed the board that there was up to \$50,000.00 in matching grant money available if anyone had any ideas for improvements. Larry Wilkinson stated that he was willing to look into the cost of getting some trees planted in Kelsey Park.

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Terry Johnson discussed the issue of getting the mailboxes painted and some of the pedestals replaced. He stated that he was going to look into this for the next meeting.

Covenant enforcement—Terry Johnson: Landscaping compliance got worse this year. Terry sent 54 first notices compared to a previous high of 38. He also sent 12 second notices, 2 third notices and 1 forth notice. Terry also drafted a letter to be sent out to homeowners concerning hedges.

Some hedges are over their allotted height restrictions. The letter would be sent to 19 homeowners who have issues regarding hedges and would refer them to the covenants for information on hedges and hedge heights. Continued violations would not be enforced until May 1st of 2015.

Other business:

Dan Cederberg informed the board that the lawsuit regarding the fence issue at 6715 Linda Vista, has been filed. Dan is waiting for a response.

Pat Lauridson has taken over the News Fall letter from former board member Alvy Chapman. He will be getting out the draft next month.

Lloyd Twite has asked that someone be considered for his replacement in the position of covenant enforcement and as chair of the architectural committee. Lloyd will remain on the board and will also continue his role in covenant enforcement for RV compliance in the new subdivision for a few more years. The board discussed the possibility of having a board member paid to take on covenant enforcement as it is taking more and more time and effort. Further discussion will take place at the next meeting.

Meeting adjourned at 8:35