

## **ULVHA Meeting Minutes—March 3rd, 2015** (Prepared by Mark Woodward)

### Board Members Present:

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

### Guests:

JACK WALTON (Homeowner)  
CAROLYN HART (Homeowner)

Meeting called to order at 7:00 PM. Meeting minutes from January 8<sup>th</sup> meeting were reviewed and minor changes made.

Homeowner, Carolyn Hart was present at the meeting and expressed interest in becoming a board member.

Larry Wilkinson—Financial Report. Balance of ULVHA checking account is at approximately \$31,783.00. Two bills need to be paid (\$50.00 for the meeting room rental and \$165.00 needs to be paid to Travis Tish for 11 covenant violations letters that were sent out). A motion was made and seconded to pay these bills. Motion passed.

The current balance of the RSID as of November 2015 was at approximately \$14,969.00. Status of delinquent homeowners' dues indicated that only 3 homeowners owe an amount more than \$150.00 and a total of \$900.00 in unpaid dues is owed by these homeowners. Board sought the advice of Dan Cederberg who stated that these homeowners should be sent to collections. A motion was made and seconded to that effect. Motion passed.

Art Gidel brought up a homeowner living at 4661 Nicole Street who had a truck and utility trailer parked on the street. The truck and trailer were in violation of the covenants and had amassed \$500.00 in covenant assessment violations. The trailer had been moved prior to this meeting. There was some discussion among the board and it was decided that Larry Wilkinson would send a letter to the homeowner, regarding the money owed.

Regarding the ULVHA insurance policy the price of the policy has gone up 15%. After some discussion, Art Gidel made a motion to pay to continue the policy (which included a general liability of 1 million dollars, a 1 million dollar coverage for directors and officers and an additional 1 million umbrella policy). Motion passed.

Larry Wilkinson stated that \$92.00 needed to be paid for the ULVHA P.O. box. A motion was made to pay for the P.O. Box. The motion passed.

Also discussed in the context of financial issues was the fact that the ULVHA had significant financial reserves. It was suggested that \$5,000.00 be set aside for a legal fund and to delete the RSID overdraft protection fund. A motion was made and seconded. Motion passed.

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Annual meeting—board set the annual meeting for March 31<sup>st</sup>. The meeting will start at 7:00 with a social hour beginning at 6:30 PM. Art will invite the two city council ward representatives and county commissioners. There was also the discussion of the current board members being willing to serve another year. All board members were willing to serve in their current positions. There was also discussion regarding the possibility to having Jack Walton and or Carolyn Hart to serve on the board in the position recently vacated by Ryan Leach. Jack Walton stated that he had recently attended a newly formed Neighborhood Council meeting and that he had agreed to serve on that board and did not feel that he could serve on both boards. Carolyn Hart was then asked if she was willing to become a board member. She accepted. It was decided that Carolyn would be placed on the list of candidates for up-coming annual meeting.

Covenant Enforcement—Art Gidel and Dan Cederberg. Regarding the lawsuit proceeding on the property at 6715 Linda Vista, Dan Cederberg stated that he had attempted to get through to the homeowner to discuss the board's position at the last meeting. The homeowner has not answered his calls. Dan will follow up with a letter.

Art Gidel advised the board regarding a question with had come up with a homeowner asking about home businesses. Art responded to the homeowner that the covenants currently prohibit home businesses. The board discussed the issue and agreed that although there might be existing businesses within homes located in the neighborhood, if a neighbor complained about a business, the board would be compelled to look into the matter and enforce the covenants pertaining to businesses. This would be especially pertinent if there was visible traffic or other significant impact in the area because of the business. Art stated that he would advise the homeowner if he was contacted again.

Parks Report—Art Gidel. The contract with Guru Lawn Care has been signed. There was discussion about asking the city to cost share for the weed and feed as they had done in prior years for Marilyn, Whitetail, Rainbow and Nicole parks. A motion was made for the board to pay half the weed and feed costs. Motion passed.

Art stated that he was going to talk to the parks department regarding new playground equipment at Rainbow Park. Art also stated that the swings at Kelsey Park had been repaired. It was also reported that signs would be put up warning about the age limitations on the swings.

The next regular board meeting will be scheduled for some time in May, following the annual meeting.

Meeting adjourned at 8:40 PM