



ULVHA Annual Meeting Minutes—March 31st, 2015

(Prepared by Mark Woodward)

Board Members Present:

ART GIDEL (President)

LARRY WILKINSON (Treasurer)

MARK WOODWARD (Secretary)

LLOYD TWITE

TERRY JOHNSON

DAN CEDERBERG (Legal Advisor)

CAROLYN HART

Board Members Absent:

PAT LAURIDSON

Also present: Jack Walton (homeowner / board advisor) and prospective board member, Carolyn Hart

Meeting was called to order at 7:00 PM, following a 30 minute social. There were approximately 30 homeowners in attendance. The minutes from the 2014 annual meeting were presented and subsequently approved by those in attendance.

Financial Report—presented by Treasurer, Larry Wilkinson. The balance of the ULVHA checking account was \$31,597.00 and the balance of the RSID was at \$15,285.00 on 12/31/14. One of the items in question from a homeowner was on the issue of the legal fees (\$5,000.00). Larry explained that the board had decided that in the event of legal issues, a reserve amount should be set aside. This necessity arose in the past year when several letters had been sent out by legal counsel (Dan Cederberg) concerning unpaid homeowner's dues and covenant violations. The total amount paid by the board in legal fees came to \$1,044.50.

Larry then explained that the board had created a Designated Capital Reserve Fund of \$21,000.00 to cover other expenses to include the following: 1 year operational expenses (\$8,000.00), \$5,000.00 for park improvements and \$3,000.00 for emergency park repairs. Some of the expenses covered in the calendar year of 2014 included the insurance policy for the board (\$5,105.00), in addition to professional fees and the annual newsletter. The total expenses came to \$8846.00.

One homeowner asked what the RSID was. Art Gidel explained to homeowners that the RSID (Rural Special Improvement District) amounted to a \$50.00 fee included in their property tax for the purpose of maintaining the parks owned by Missoula County. Up until a few years ago, the RSID was underfunded until the board transferred ownership of three of the larger parks

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(Whitetail, Nicole and Rainbow) to the city of Missoula. This enabled the RSID to operate without losing money and maintain the remaining parks under control of the ULVHA. Art also informed the homeowners that the instillation of wells in the remaining parks (Scotty, Bridge and Kelsey) had saved the watering costs that were being paid to Mountain Water. Art also explained that the wells were purchased with matching grant money from Missoula County.

Road Improvement Report—Lloyd Twite. Currently the sidewalks along Upper Miller Creek road, are nearly completed. Water lines from Linda Vista to Jeff Drive are also nearly completed. The Linda Vista 14th supplement will be paved 4-10 thru 4-13. Linda Vista Drive is also scheduled to be completely repaved (as needed) from the top, to Lower Miller Creek Road. A homeowner expressed concerns over the issue of flooding at the bottom of Lower Miller Creek Road during the run-off season and heavy rains. She stated that she hoped that the city engineers would be looking into this issue upon the repaving process. Lloyd stated that he has spoken with the city engineers concerning this issue. A homeowner asked about the digging in the area west of Christian Drive. Lloyd explained that a 300,000 gallon water tank was going to be installed west of Linda Vista on the Maloney Ranch side. This tank would augment future developments.

Covenant Violation Enforcement—Terry Johnson and Lloyd Twite. Terry explained that he inspected area lawns about six times per season. Last year, Terry sent out 54 (1st violation notices), 12 (2nd notices), 2 (3rd notices) and 1 (4th notice). Terry also explained that there had been some concern expressed to the board about the proper hedge height of some the hedges in the neighborhood. One homeowner asked what the proper hedge heights were. The covenants allow for 5' hedge heights in the newer subdivisions and 4' hedge heights in the older subdivisions. Terry stated that he had sent out 19 letters to 19 different homes concerning hedge heights. The board will be looking to enforce the covenant in the future. A homeowner asked what it would take to change the covenants on hedge heights. It was explained that it would require a 75% majority vote of all homeowners in the effected subdivision. Another homeowner asked about what she could do about a neighbor's yard that is never mowed. Terry advised her to give him a call and he would look into it. Art stated that she could call him as well.

Lloyd Twite explained his process on RV violations. Lloyd stated that he did tours of the neighborhood and also responded to complaints by other homeowners. In 2014, Lloyd stated that he issued 36 (1st violation notices), 8 (2nd notices), 1 (3rd notices) and 0 (4th notices). Art Gidel informed the homeowners that Lloyd was going to be retiring from enforcement of RV violations and that the board had hired two individuals to take over the task for a small fee.

A homeowner asked about basement apartments versus unrelated persons renting a home. Dan Cederberg explained that the law protects unrelated persons living in single family homes but that the covenants could bar the making of duplexes.

Parks Report—Art Gidel. The playground equipment in Rainbow Park is due to be replaced in the coming year. Art suggested to homeowners that if they wanted a say in the process (type and or color of equipment) they should call the parks department and participate in the process. There was some replacement of swing chains in Kelsey Park (paid for by the RSID).

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Art advised homeowners that ULVHA has paid for weed control in a cost share program with the city in the city owned parks and that the ULVHA and County owned parks were paying for weed control with money from the ULVHA.

Lloyd Twite informed homeowners that two new parks were going in at the new subdivisions south of Christian Drive. One park (Brooke Lynn Park) will be 1 acre and the other park (Jeffrey Park) will be 8 acres and possibly include a small soccer and baseball field.

Other Business. There was a question about getting stop signs on Alisha and Jeff Drive. Jack Walton explained the fact that getting traffic control signs installed required formal studies of the intersections and roadways. Jack has looked into the matter before.

A homeowner brought up the issue of the deteriorating cluster mailboxes (especially the mailbox pedestals). He explained that he had been in contact with the US Postal Service about the issue and was advised that the USPS did not own the mailboxes. Art Gidel explained to the homeowner that Terry Johnson had actually been researching this very issue (referred to in several recent board meetings) and that the costs of replacing the mailboxes was significant (approximately \$1,000.00 to \$1,600.00) per 16 unit cluster box. Art asked the homeowner if he would be willing to assist Terry in looking into the problem. There was also a discussion among homeowners about replacing the mailbox pedestals only. This would help solve the more serious problem and cost a lot less.

Nominations. Art Gidel informed homeowners that all current board members were willing to continue for one more year with the exception of Ryan Leach. In addition, homeowner Carolyn Hart had also been nominated to serve on the board in Mr. Leach's place. A motion by a homeowner to retain all board members for another year was made, to include electing Carolyn Hart to the board. The motion was seconded by another homeowner. Motion was passed unanimously.

Meeting Adjourned at 8:38 PM