

ULVHA Meeting Minutes—November 19th, 2015

Board Members Present:

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

Board Members Absent:

None

GUESTS:

BILL KIRCHHOFF (Homeowner)
BILL LOVELL (Homeowner)

Meeting called to order at 7:00 PM. Minutes from 9-15-2015 were amended and approved.

Meeting opened with a report on the issue of mailbox repair issue. All 3 three pedestals at Nicole Park on Linda Vista Blvd had been installed by Terry Johnson and Bill Kirchhoff at a cost of \$438.00. An additional 300.00 was paid to Staggs Painting for painting the mailboxes at Rainbow Park. According to Terry and Bill, two more pedestals are needed at the mailbox cluster on Jack Drive. One of these pedestals is shorter than the others and will be provided by the post office as well as another such pedestal at Nicole Park. The cost of these pedestals will be covered by the remaining funds (\$262.00) from the original \$700.00 already allocated for pedestals in the last meeting plus an additional \$400.00 for and painting.

A motion was made and seconded to set aside up to \$400.00 to fund the continuing project. Motion passed.

Financial Report—Larry Wilkinson: As of 11-19-2015, the ULVHA checking account balance was at \$32,838.87 (with \$11,838.87 available). Deposits year to date were \$13,655.00. Expenses paid were \$12,413.30. The RSID cash balance was at \$12,286.46. Several bills had been paid since the last meeting. In addition to the \$438.00 and \$300.00 amounts already discussed for the mailbox repairs, another \$215.00 was paid to a third party contractor for covenant violation enforcement letters.

The status of paid homeowners' dues for 2015 was 475 paid out of 482 (98%). In addition, there were still 22 delinquent dues from 2008 to the present. There was also an outstanding balance of \$3,000.00 still owed to the ULVHA for covenant violations.

Lastly, Art Gidel asked Dan Cederberg to provide an itemized bill for legal fees. Mr. Cederberg submitted a bill to the ULVHA for \$2,690.22. It was also pointed out that Mr.

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Cederberg had performed some \$1,650.00 worth of *pro bono* work for the board. A motion was made to pay \$2,690.22 to Mr. Cederberg. The motion was seconded and passed.

Covenant Enforcement—Art Gidel: The board discussed the issue of the new, streamlined process for dealing with homeowner's with chronic covenant violations. In one case, a letter was sent to a homeowner on Timothy Ct. The homeowner did send \$350.00 for six years of outstanding dues but protested the remaining covenant assessment, stating that the covenants did not mention jet skis (as recreational vehicles). A 2nd letter was sent asking the homeowner to discontinue parking his jet skis at his property and that the amount he owed would be reduced to 500.00. The homeowner sent another letter back stating that he would not park his jet skis at his property, but still refused to pay anymore of the assessment. Dan Cederberg will send a final letter to homeowner. If left unpaid, the next step would be to send the homeowner to collections. After further discussion on the matter, it was decided that future such violators of the covenants would be sent to collections at a certain point, if the homeowner owed \$150.00 or more.

Parks Report—Art Gidel and Lloyd Twite: The weeds at Kelsey Park were rototilled. Board has not yet been billed for the work. Brooke Lynn Park has been transferred to the RSID. Rainbow Park playground equipment is scheduled to be replaced by the city parks department in the spring of 2016. The mowing contract for next season was also discussed. Art Gidel will send a letter to Guru Lawn Services. It is expected that the contract will increase from \$13,545.00 to approximately \$14,595.00 with the addition of Brooke Lynn Park. A motion was made to keep Guru Lawn Services for another year if the contract did not exceed \$15,000.00. If the contract exceeded this amount, Art Gidel would advise the board. The motion was seconded and passed.

Other Business—Carolyn Hart wanted to explore the idea of other ways to communicate with homeowners who are leaving garbage bins on sidewalks and other such issues. The possibility of having postcards printed up to alert homeowners of these smaller issues was discussed. Carolyn Hart agreed to look into the possible costs of having the postcards printed.

Meeting Adjourned at 8:30 PM