

## **ULVHA Meeting Minutes—January 6<sup>th</sup> 2016 (Prepared by Mark Woodward)**

### 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)  
JACK WALTON (Homeowner)

Meeting called to order at 7:04 PM. Minutes from 10-19-15 were amended and approved.

Financial Report—Larry Wilkinson: Balance as of 12-31-15 was \$29,994.61. Deposits made year to date were \$15,907.56. Expenses for the same period totaled \$14,305.00. The current RSID balance as of 11-30-2015 was at \$9,707.34. 2015 dues that have been paid were at 99% (478 out of 482). There was still some \$950.00 worth of dues outstanding from 2008 to present. Next year, with additional homes from the newest subdivision, a total of 504 homes will be paying dues.

Larry had a bill to be paid in the amount of \$49.00 for stamps. A motion was made and seconded to pay the bill. Motion passed. There was another 245.00 paid for covenant enforcement. Also, Art submitted an invoice to Missoula County for dog baggies.

Covenant Enforcement—Art Gidel: Dan Cederberg sent a letter to the homeowner at 6250 Timothy Ct. requesting the remaining \$700.00 payment for covenant violations discussed in the last few meetings. Regarding the lawsuit with the homeowner at 6715 Linda Vista Blvd, Dan Cederberg is waiting for the judge's order. The shed on the property is also becoming an issue.

In a discussion of the assessment collection process, Lloyd and Art talked about having the issuing of collection letters contracted out to a third party. After a homeowner is issued an assessment letter, another letter would be sent a couple of weeks later informing the homeowner of a pending referral to a collection agency. After a determined period of time, the homeowner would be turned over to collections and a final letter would be sent informing said homeowner. A motion was made and approved subject to Dan Cederberg's review and approval of letters.

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Parks Report—Art Gidel: Art sent a letter to Guru Lawn Service, requesting a quote on the contract for the upcoming mowing season. Guru had yet to reply. On the issue of weed and feed for the parks, the board could ask the city to pay 50% for Whitetail, Rainbow and Nicole parks. Further discussion and decision tabled until March meeting. The board will authorize RSID to pay for Bridge, Scotty and Kelsey parks.

Art stated that the city parks department has pulled out the old playground equipment in Rainbow Park in anticipation for the new equipment installation this coming spring.

Other Business—Carolyn Hart updated the board on her idea of the “friendly postcard reminders” for minor covenant infractions. Although she had determined the cost to run around \$20.00 for 500 postcards, she also felt that there was a potential for blowback from irritated homeowners. It was decided to table the idea for the present.

Regarding the status of current mailbox repairs, Terry Johnson stated that the pedestal for the mailbox located at Rainbow Park has arrived. Terry is storing the pedestal until spring. The board discussed the need for another pedestal for the mailbox on Jack Drive. Terry needed an additional \$50.00 to cover the cost for the pedestal. A motion was made and seconded for the amount of \$50.00 to purchase the pedestal. The motion was passed.

Art Gidel asked the board for permission to renew the HOA insurance policy. As in years past, the insurance would cover general liability, Directors and Officers in addition to an umbrella policy. The insurance renewal is due in March of 2016. A motion was made and seconded to allow Art to renew the current policy up to a cost increase of no more than 10%. Motion passed.

Pat Lauridson will be preparing the draft for the annual newsletter to be sent out in March (prior to the annual meeting).

Election of officers was discussed. At present, all board members are willing to serve another year.

Meeting adjourned at 8:40 PM.