



ULVHA Annual Meeting Minutes—March 29th, 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

Meeting social began at 6:30 PM with coffee, snacks and sign-in. Meeting called to order at 7:00 PM.

Art Gidel began meeting with introductions of board members. There were approximately 40 members in attendance. The minutes from last year's annual meeting (3-31-15) were reviewed. Meeting minutes were approved.

Financial Report—Larry Wilkinson: ULVHA checking account balance as of 2-22-16 was at \$30,305.61. The county RSID balance was \$14, 881.00 as of 12-31-2015. There was a total of 39 out of 504 homeowner's dues that had been paid as of 2-22-16. In addition, there was total of 18 homeowner's dues that had not been paid from previous years. Art Gidel explained the RSID (Rural Special Improvement District) to homeowners and how the county collected the funds and referred the management of the funds to the association for the maintaining of county parks.

Art also explained how in the past, the RSID often could not cover the cost of park maintenance and that the transfer of several parks to city ownership led to balancing the RSID. In addition, the installation of wells in the parks still owned by the county, also helped curb the costs of water (which before had been provided by the Mountain Water Company). Art advised homeowners that the new park (Brooke Lynn) in the newest subdivision was not on a well. This fact would eventually lead to the same problems with water costs. Art advised homeowners that he and Lloyd Twite were working with the county on extending the RSID to the new subdivisions. In addition homeowner's dues might have to be increased (from the yearly \$25.00 fee).

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Covenant Report—Terry Johnson discussed the issue of landscaping and lawn maintenance. Over the past few years, Terry has been touring neighborhoods. Some homeowners had received violation letters and in some cases, violation assessments had been issued when homeowner's appeared to be neglecting proper care and maintenance of their yards. Overall, Terry stated that yards were kept in good shape.

One homeowner expressed his frustration with trying to keep his yard green and the fact that he had received a letter. He stated that he viewed the letters to be a form of intimidation and that he would like to see a little more discussion and a little less letters. The homeowner also stated that he did not agree that he should have to keep the less visible part of his lawn as green as the rest of his yard. This same homeowner also expressed his frustration of barking dogs. Regarding the barking dogs, he was advised of his options, mainly the involvement of the Department of Animal Control.

Another homeowner also expressed his anger about getting a letter concerning his lawn. Terry Johnson explained that he tried his best to be even-handed about sending out letters. Dan Cederberg commented on the use of covenant violation letters and the reason they came into being. Mainly, some homeowners simply refused to abide by the covenants. This dictated the need for the board to have a way to deal with chronic violators and bring them into compliance.

Art Gidel informed homeowners on the issue of RV covenant violations as well. Currently the board had hired a company to complete tours of the neighborhoods. RV violations were also dealt with by covenant violation letters followed by violation assessments.

Other Business—Some homeowners asked about the plans for the large, vacant area on Jeff Drive. Lloyd Twite informed them that he was currently in the process with the City of Missoula, to "gift" 3 acres which result in a large, 8 acre park. At this time, 5 acres of the park had already been dedicated and the remaining 3 acres were in the works. Twite added that he was fairly certain this would happen soon. Lloyd was also asked about the area west of Christian Drive. He informed members that a new subdivision was planned with a 300,000 gallon water tank to better serve the needs of residents.

Nomination of Board Members—Art informed homeowners that all current board members and officers were willing to stay on for another term. Art then opened nominations for any additional persons willing to serve on the board. There were no volunteers for additional board members. A motion was made and seconded to retain the current slate of board members and officers. The motion passed unanimously.

Meeting adjourned at 8:15 PM.