

## **ULVHA Meeting Minutes—November 11<sup>th</sup>, 2016**

### Board Members Present:

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

### Board Members Absent:

None

### GUESTS:

JACK WALTON (Homeowner)  
PATRICIA DASILVA (Homeowner)  
SCOTT TWITE (Homeowner)

Meeting called to order at 7 P.M. Minutes from the September 13<sup>th</sup> meeting were reviewed and approved.

Financial Report—Larry Wilkinson: checking balance for ULVHA account was at \$28,236.00 as of 11-15-2016. Available funds were at \$7,236.00. Year to date deposits were \$13,609 with a yearly operational expense of \$15,368.00. Several bills had been submitted for payment from board members for reimbursement. The following bills were approved for payment: Art Gidel (\$188.72 / Web hosting and office supplies), Carolyn Hart (\$22.00 / police report copies for mailbox vandalism) and Larry Wilkinson (\$39.83 / stamps and office supplies). The current balance of the RSID was \$8,707.00 as of 8-31-2016. Homeowners dues paid in 2016 was 504 out of 512. Total unpaid dues from 2016 was 8. Unpaid dues from 2008 to present was at 23, for a total of \$1,150.00. An additional \$1,100.00 in covenant violations were also due.

The board discussed potential actions regarding those homeowners who owed at least 150.00 each or more. A motion was made to send these homeowners to collections. The motion was seconded. Motion passed.

Larry Wilkinson submitted a proposed budget to 2017. The budget proposal covered only ULVHA expenses. At this time, the RSID costs had not been resolved due to the needed RSID expansion to cover the maintenance costs of the new parks. Board discussed the likelihood of raising the yearly homeowners' dues. After the discussion, a motion was made to raise the dues from \$25.00 to \$35.00. The motion was seconded and passed unanimously.

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In other business, Art Gidel informed the board that there were several homeowners who had contacted him regarding the striping on the newly repaved section of lower Linda Vista. The new striping had been applied to the resurfaced street to accommodate 6' wide bike lanes on the sides of the street. The bike lanes, in addition to the parking spaces along the curb near the water park, have caused the roadway to narrow significantly. Also, the bike lanes have eliminated street parking in front of homes on the west side of the street. This has caused a lot of complaints from homeowners. Bill Kirchhoff informed Art Gidel that he was going to look into this, as the city did not inform anyone about the new striping. Apparently the new striping is part of the "Complete Streets" policy that was instituted via resolution #7473, by the city council for the purpose of expanding bike lanes in Missoula whenever streets are resurfaced or rebuilt. It was pointed out that very few people use bikes as primary transportation in Linda Vista due to its steep hills and location far from the central areas of the city. Several board members had also heard complaints from homeowners. The board discussed the possibility of asking the city council for an exemption from this resolution.

Covenant Enforcement—Art Gidel: The board discussed the issue of trees to be planted in the boulevards within the new subdivision. It was also pointed out that city ordinance required that trees be planted in boulevards. New homeowners are also required to plant trees per stipulations when building new homes. The enforcement of the city ordinance is in the jurisdiction of the city's urban forester. At this time, not all boulevards have trees planted. Jack Walton volunteered to follow up on this issue for the coming spring planting season.

Parks Report—Art Gidel and Lloyd Twite: Kelsey Park playground equipment stickers and swing chains were inspected. Jeffery Park details are finalized and plans are underway with the City Parks Department. Top soil is in and grass seed is to be applied as soon as possible for the NW parcel. Basketball, Baseball, soccer field and pickle ball courts are planned. New trails are 80 percent completed. The Guru mowing contract has not yet been submitted. Art Gidel suggested that we might have to consider a "lesser service option" due to potential deficits in the RSID.

News Letter—Pat Lauridson informed the board that the newsletter will go out soon.

New Business—Dan Cederberg: The issue of "tourist homes" (which are in essence homes used as bed and breakfast rentals) had recently been voted on by the city council. An ordinance allowing and regulating tourist homes had been adopted by the city council in October of 2016. Dan Cederberg suggested that the ULVHA covenants did not allow for the establishment of tourist homes. It was the board's position that tourist homes fall under the category of commercial businesses. A motion was made to have Dan Cederberg send a letter to the appropriate city officials informing them of our position. The motion was seconded. Motion passed.

Meeting adjourned at 8:30 PM.