

Upper Linda Vista Homeowners Assoc. *Meeting Minutes*—February 27th, 2017

Board Members Present:

ART GIDEL (President)
MARK WOODWARD (Secretary)
CAROLYN HART (Treasurer)
TERRY JOHNSON
PAT LAURIDSON

Board Members Absent:

LLOYD TWITE (Architectural Control Chair)
PATRICIA DESILVA

Others Present:

DAN CEDERBERG (Atty)
JACK WALTON (Homeowner)

Meeting called to order at 7:00 PM. Minutes from 1-9-17 meeting were approved with no amendments.

Financial Report—Carolyn Hart: ULVHA checking account balance as of February 27th, 2017 was at \$27,831.14 with \$6,831.14 available. Bills paid since last meeting: \$9.00 (USPS for second mailbox key for Patricia DaSilva or Art as needed) and \$50.00 (Linda Vista Golf Course for the January board meeting rental). The RSID balance as of November 30th, 2016 was at \$10,785.41. The status of delinquent dues since the last meeting was unchanged: \$900.00 in unpaid dues since 2008 (three of which were from 2016).

There was one request for reimbursement from Carolyn Hart for \$8.17 (mailing of tax returns with tracking info). There were several bills that needed to be paid: \$232.25 (Langel Associates—tax prep), \$50.00 (Linda Vista Golf Course—meeting room rental) and \$20.00 (Montana Sec. of State—Annual Report filing). A motion was made and seconded to pay these bills in addition to Carolyn Hart's reimbursement request. Motion was passed.

There was an issue of several homeowners who had paid their 25.00 annual dues, who were unaware of the 10.00 dues increase since they had paid before the annual letter was sent out. After a discussion by the board, it was decided that a letter would be sent to these homeowners requesting the additional 10.00. Although there was some disagreement among board members since the homeowners were unaware of the increase, it was ultimately decided that it would be unfair for some people to pay less regardless of their early payment. A motion was made and seconded to allow these homeowners to pay the extra 10.00 by the end of 2017 (which would give them a little more time). Motion was passed.

RSID Report—Art Gidel: Art advised the board that he had met with people from the city parks department to discuss the expansion of the RSID which had been previously discussed. This RSID expansion would have come from new homes in the subdivision for the purpose of paying for the maintenance of the county parks. Homes in the new subdivision were not assessed the annual \$50.00 RSID, thus leaving the existing RSID to fund the maintenance of all county parks in addition to the new Brooke Lynn Park. If this were to continue the current RSID would run

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out of money. After some discussion, Art was advised that county officials did not wish to expand the RSID. City Parks director, Donna Gaukler, suggested that a city SID could be created to replace the RSID and cover all the homes in the subdivision. This process could take a couple of years however.

Insurance Report—Art Gidel: Art informed the board that the cost of the insurance policy from Terry Payne & Co. would total \$6,938.00 this year. The break down was as follows: \$5,466.00 (General Liability), \$740.00 (1 million extra umbrella policy) and \$732.00 (Directors and Officers policy). A motion was made and seconded to pay for all three policies. Motion passed.

Newsletter—Pat Lauridson: The Directory will handle the newsletter printing and delivery. The board will have to approve payment of \$845.00. A motion was made and seconded for approval of payment. Motion passed. The annual meeting will be on March 28th. Terry Johnson agreed to post meeting signs. Mark Woodward agreed to provide meeting snacks and beverages and Carolyn agreed to set up the sign-in table.

Other Business—Bill Kirchhoff forwarded information to the board that he had conducted a survey regarding the bike lane striping on Linda Vista Blvd. This had become a recent issue after the city of Missoula re-striped the road to include 6' bike lanes on each side of the roadway. This action not only narrowed the driving lanes, it also eliminated street parking for those living on the west side of Linda Vista Blvd. Bill used the Next Door Miller Creek website for the survey and received 91 responses from homeowners in the Linda Vista subdivision. Of the 91 respondents, 95% were opposed to the bike lanes.

Jack Walton talked to the board about the last neighborhood council meeting he had attended. Issues that were discussed included the Miller Creek tree plan and the future of a city “zero-waste” plan. There was also a discussion of bears coming into the area.

Patricia DeSilva advised the board that she had sent out a few postcards to several homeowners regarding the tree planting requirement in the new boulevards.

Parks Report—Art Gidel: The new GURU Lawn services contract has been signed and ready to go. The 50% cost-sharing for weed and feed in Whitetail, Rainbow and Nichole has been agreed on with the city parks department. A motion was made and seconded to have True Green apply weed and feed to these parks. In addition, True Green will also apply weed and feed to county parks which will be paid for by the RSID. Motion passed.

Meeting adjourned at 8:20 PM