



ULVHA Annual Meeting Minutes—March 28th, 2017

(Prepared by Mark Woodward)

Board Members Present:

ART GIDEL (President)
MARK WOODWARD (Secretary)
CAROLYN HART (Treasurer)
TERRY JOHNSON
LLOYD TWITE (A.C.C.)
PAT LAURIDSON
PATRICIA DESILVA

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 (3-29-16) were reviewed. Meeting minutes were approved with no amendments.

Prior to the official agenda, Art Gidel introduced two guests, Jane Kelly (City of Missoula Neighborhood Coordinator) and Julie Armstrong (City Councilwoman from ward 5).

First to speak was Jane Kelly. Ms. Kelly informed the board of her role as city coordinator which was largely created to serve Missoula citizens by the organization of various neighborhood councils and informational websites (such as "Digest"). Ms. Kelly added that neighborhood councils were formed in 1972 in order to make government more responsible to citizens. Missoula is a self-governing city with a "non-partisan" city council. Neighborhood councils advise the mayor and city council through constituents within their respective neighborhoods. Once a year the City Bus Tour invites citizens to meet and participate in a tour of the city wherein plans for city projects are discussed and various council members and heads of departments answer questions. There is a total of 20 neighborhood councils that meet once a month.

Next to speak was councilwoman, Julie Armstrong. At the top of her list of issues was the recent bike lanes that had been painted on Linda Vista Blvd. Ms. Armstrong had received a lot of comments from homeowners in the area since the lanes had been painted. Ninety-three percent of the persons she had spoken to did not want the lanes for a number of reasons. Ms. Armstrong informed the Missoula Bike Coordinator (Ben Wise) of the backlash that she had received from her constituents. She was advised by Mr. Wise that the striping was part of a city-wide resolution plan called "Complete Streets". According to Mr. Wise, the lower part of Linda

ULVHA Annual Meeting Minutes—March 28th, 2017 (Page 2 of 3)

Vista would most likely retain the striping where the upper part of Linda Vista would not have the lanes.

Several citizens commented on the bike lanes. One homeowner stated that the double yellow lines in the middle of the street had been pushed over so much to accommodate the bike lane, that the road was considerably narrow and hard to negotiate at the bottom of the hill, where the road seems offset at the turn near rainbow park. In addition, if a driver of a vehicle crosses over into the bike lane at this or any other point, that driver could potentially be ticketed for the improper use of the lane. Another homeowner, who stated that he was an avid cyclist who logged in thousands of miles last year, said that these particular lanes actually made it less safe for cyclists, as riders were forced into a lane only to have cars on one side and opening-car-doors on the other. The homeowner stated that he had such an incident occur a few days ago near the park.

Ms. Armstrong also stated that she believed that the general topography of the area was not conducive to wide use of bicycles due to the steep hills in the neighborhood. Another homeowner expressed concern over the fact that the mailboxes in the area were all located on the street. The bike lanes made it impractical for people to stop and get their mail due to the fact that they would be blocking the bike lanes as well as the fact that mail carriers would be doing the same thing during delivery of the mail. Several other homeowners commented. There were numerous complaints of homeowners opposed to the lanes and virtually none in support. Ms. Armstrong stated that she would make this known to the bike coordinator.

At the conclusion of guest comments, the meeting was opened with the presenting of the minutes from last year's annual meeting (3-29-16). The meeting minutes were approved without amendments.

Financial Report—Carolyn Hart: ULVHA total assets were at \$27,540.00 of which \$21,000.00 was designated for contingency expenses which included an \$8,000.00 operating reserve, \$5,000.00 park improvement fund, \$5,000.00 legal expenses fund and a \$3,000.00 emergency fund for park repairs. Revenues for the year 2016 were \$13,934.00. Expenses for that same time period (ending December 31, 2016) were \$16,389.00. Excess of expenses *over* revenue were \$2,455.00.

The county RSID (Rural Special Improvement District) cash balance on January 1, 2016 was at \$14,881.00. RSID revenue totaled \$20,100.00. Expenses (for park maintenance) totaled \$23,452.00, leaving excess expenses *over* revenue at \$3,452.00. Remaining RSID cash reserves was at \$11,529.00 as of December 31st, 2016.

Art Gidel explained the general breakdown of expenses from the RSID as well as the ULVHA. One of the largest expenditures for the ULVHA this year (\$4,976.00) was the replacement of the mailbox clusters that had been run over by a car on Jack Drive. While the driver of the vehicle had been caught and ticketed by the police, the board had no luck as of yet in collecting the restitution which had been ordered by the court. Due to the rising costs of general expenses and insurance in addition to occasional unforeseen expenses and repairs, the board had voted earlier this year to raise the homeowners' fees from \$25.00 per year to \$35.00 per year. This marked the first fee increase in the history of the ULVHA.

ULVHA Annual Meeting Minutes—March 28th, 2017 (Page 3 of 3)

Art Gidel also informed members about the new park that was going in on the corner of Alisha and Joy Drive. The park (Jeffrey Park) would encompass 8 acres (3 of which had been donated by Lloyd Twite). *Tentatively*, plans for Jeffrey Park included a basketball court, a small baseball field, soccer fields and pavilion as well as other amenities.

The board had also learned that the homeowners in the new subdivision were not being assessed the annual \$50.00 RSID, unlike the homeowners in the older subdivisions. The money needed to maintain the other new park (Brooke Lynn Park) would have to come out of this RSID and would not be sustainable for very long. At this time, the board is researching the possibility of general SID to be paid by all homeowners under the ULVHA including the new subdivision. This SID would replace the old RSID and include the homes in the new subdivision(s) as well.

Covenant Enforcement—Terry Johnson: Last summer was a good summer as far as lawn issues were concerned. Terry Johnson made 5 tours of neighborhoods and sent out 35 (1st notices), two (2nd notices) and zero (3rd notices). One homeowner asked about the number of trees that were supposed to be planted in each yard. Per the covenants, upon completion of a home, a total of 12 trees were to be planted within the first four years. This however was the only rule and did not take into account trees that may have been planted but died a few years later. The board agreed that trees in the yards should be something that is monitored more closely and that in the future would consider a “postcard reminder” approach to convince a tighter compliance. There was also some discussion about the planting of trees in the new boulevards.

Art Gidel addressed the issue of RV compliance and assessments in addition to enforcement of architectural controls on newbuilds and existing structures as well as additions. Any questions regarding architectural matters should be taken to the Architectural Control Committee Chairman, Lloyd Twite. One homeowner brought up the issue with barking dogs. Art informed members that the preferred process of addressing barking dogs was through the Missoula County Animal Control. Regarding other nuisances, contacting the Quality of Life Officer at the Missoula Police Department was an effective option. Art also advised members that the City of Missoula website had a list of related city ordinances.

Newest Subdivision: Lloyd Twite informed members about a new subdivision west of Christian Drive. The subdivision, in what was once known as *The Old Maloney Ranch Supplement* will consist of 47 lots in the first phase of development.

Nomination of board members: At the time of this meeting, the current slate of board members had agreed to remain serving the ULVHA. Art Gidel extended an invitation for any new board volunteers. No new volunteers came forward at this time. A motion was made and seconded to approve the current slate of board members and officers. The motion was passed unanimously with no dissenting votes.

The meeting was adjourned at 8:51 PM