

Upper Linda Vista Homeowners Assoc. *Meeting Minutes*—November 6th 2017

Board Members Present:

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

Board Members Absent:

LLOYD TWITE (Architectural Control Chair)

Others Present:

JACK WALTON (Homeowner)

Meeting called to order at 7:00 PM. Minutes from September 14th meeting accepted after amendments.

Financial Report—Carolyn Hart: At the time of this meeting, the balance of the ULVHA checking account was \$34,431.66. The designated capital reserve for projected operational expenses, park improvements, legal fees and emergency park repairs was estimated at 21,000.00. The available balance of ULVHA checking account (\$34,431.66 minus capital reserve of \$21,000.00) was \$13,431.66.

Current balance of County RSID was \$3,616.00 with projected tax revenues of \$30,000.00 from 11/30/17 through 12/31/18. Estimated costs for county park maintenance from the end of the 2017 season through 12/31/18 was \$3,126.00. leaving a balance of \$2,490.00 by December 31st, 2018.

Delinquent dues (number of unpaid homeowner's dues) was 15. Number of homeowner's dues that have been paid was 531.

After a discussion of the proposed budget for 2018, there was a motion to consolidate the \$5,000.00 park improvement fund and the \$8,000.00 1-year operational expenses fund into a \$13,000.00, 1-year operational fund. Motion was seconded. Motion passed. Final budget will be submitted at the January, 2018 meeting.

RSID Report—Art Gidel: Art addressed the board on the status of the County RSID. At present, the RSID is keeping pace with the costs of maintaining the county parks. It however does not appear that the RSID will be able to sustain increasing costs due to the new parks in the new subdivision. As discussed in previous meetings, the new subdivision did not include an RSID attached to the properties. Therefore, the current RSID will become unsustainable at some point. The board discussed the option of reducing the lawn mowing costs by mowing every other week. There was no further discussion on the topic during this meeting, however the issue will have to be addressed.

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Covenant Enforcement—Art Gidel: There has been a few complaints about the lack of trees in the new boulevards. Patricia DaSilva researched addresses that have not fulfilled the requirements for planting boulevard trees. City of Missoula also has an ordinance requiring the planting of trees. The urban forester is open to working with homeowners. Jack Walton said that he knew the urban forester and was willing to talk to him about options. Board will also try sending postcards to homeowners in new subdivision (Supplements 12,13 & 14) to encourage compliance. A motion was made and seconded to have Patricia send out postcards. Motion carried.

Terry Johnson gave a report regarding landscaping covenant violations he had sent out in 2017. According to Terry, he sent out 37 (first notices), 8 (second notices), 1 (third notice) and 1 (forth notice).

Other Business—Bike lanes: In a previous meeting, the board had discussed sending a letter to the city regarding future bike lanes in Linda Vista, namely on Christian and Shaver Streets. A letter was sent out requesting that these streets be exempt from future bike lanes for the same reasons Linda Vista Blvd. had received an exemption earlier this summer. The public works committee subsequently reviewed this request and denied any further exemptions. An October 18th article was written in the Missoulian about the committee's decision. Development services director, Mike Haynes stated that he did not want to set a "bad precedent" by allowing any more exceptions even though developer Lloyd Twite offered a \$10,000.00 donation for improvements on Jeffrey Park in exchange for the exemptions and also offered to paint "sharrows" instead of full bike lanes.

Meeting adjourned at 8:49 PM