

Upper Linda Vista Homeowners Assoc. *Meeting Minutes*—January 8th 2018

Board Members Present:

ART GIDEL (President)
MARK WOODWARD (Secretary)
CAROLYN HART (Treasurer)
TERRY JOHNSON
PAT LAURIDSON
PATRICIA DASILVA
LLOYD TWITE (Architectural Control Chair)

Board Members Absent:

None

Others Present:

DAN CEDERBERG (Atty)
JACK WALTON (Homeowner)
BILL KIRCHHOFF (Homeowner)

Meeting called to order at 7:00 PM. Minutes from the November 6th, 2017 meeting were reviewed and accepted after amendments.

Meeting was opened with a report from Bill Kirchhoff regarding several issues concerning the condition of parks, mailboxes, etc. The pedestal for one of the mailbox clusters at Nicole Park needs replacing (due to rust and corrosion). Bill also inquired if the playground equipment in Nicole park had been inspected recently. Art Gidel advised that the City of Missoula does inspect city parks in the neighborhood but it is “hit and miss.” Board discussed requesting having the city submit a report of playground inspections.

Other issues regarding basketball courts and invasive weeds in the volleyball pit at Kelsey Park were also discussed. In the past the board had GURU Lawn Care till the weeds in the volley ball pit, but the weeds came back. Bill pointed out some of the sidewalks in the area are sticking up and are a hazard. There were dead trees, overgrown grass and litter in the Miller Creek round-a-bout. Again, these issues were the responsibility of the city and or county governments. Bill submitted a short proposal to Art Gidel outlining some ideas on how to address some of these issues. The proposal included the forming of volunteer groups to address issues and perhaps organizing work days in the spring.

In other business, board member Pat Lauridson advised the board that he would be stepping down as a board member after the spring newsletter goes out. Patricia DaSilva volunteered to step in and help with the newsletter if needed.

Covenant Enforcement—Art Gidel and Dan Cederberg: Regarding the issue of homeowners, primarily in the new subdivision, that have not planted the required boulevard trees (per city ordinance), Dan Cederberg advised the board that it would be appropriate to send notices to homeowners. It was decided by the board that the best way to inform homeowners would be via

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a friendly post card reminder. It was also discussed to have postcards sent out to address various homeowners who were leaving their trashcans out after garbage pick-up day. Other problems with junk in yards (old barbeques, old building materials, equipment, etc) will also need to be addressed. Postcards could be used for these as well. The board decided that the Covenant Enforcement contractors would be asked to take this on.

The board was informed about an issue brewing on Facebook concerning a discussion about a home for sale on Justin Court. Apparently, the owner of the home had stated to a potential buyer, that the basement of the home could be rented out or that the house could be turned into and “Air B&B.” After some discussion a motion was made and seconded to have Dan Cederberg send a letter to the homeowner as a reminder about the rules pertaining to Duplexes and Air B&Bs in the Linda Vista neighborhood. Motion passed.

Art Gidel talked about the upcoming mowing season and the prospect of keeping GURU Lawn Care. It had been discussed at a prior board meeting, to have GURU mow every two weeks instead of every week. This was to reduce costs for the foreseeable financial shortfalls discussed earlier as a result of not having the RSID from the homes in the new subdivisions to cover the maintenance of the new parks. Art was advised by GURU that mowing every other week was not feasible. The board discussed options and a motion was passed to keep GURU for the 2018 season, after which the board would entertain other options moving forward. Motion was seconded and passed. There was also further discussion on the possibility of a new SID to replace the old RSID that would include the new subdivision. This is a continuing subject that has been discussed, however there was nothing further on this issue.

Financial Report—Carolyn Hart: As of December 31st 2017, the ULVHA checking account balance was at \$33,324.56 with \$12,324.56 available. Several bills needed to be paid. The following payments were approved by the board: Dan Cederberg (legal fees \$759.00), Carolyn Hart (.49 cents postage), \$112.00 (renewal of PO Box) and \$232.25 and \$20.00 for 2017 tax filing and MT Corp Annual Report.

In 2017 there were 10 homeowners out of 543 who did not pay their dues. Three more homeowners only paid \$25.00 instead of the required \$35.00. Numerous homeowners that paid late, have not paid the \$35.00 late fee. Terry Johnson was able to collect outstanding dues and landscaping assessments (\$455.00) from 4661 Nicole Court.

The board reviewed the 2018 budget. A motion was made and seconded to approve the budget. Motion passed.

Meeting adjourned at 9:07 PM.