



## **ULVHA Annual Meeting Minutes—March 20<sup>th</sup>, 2018**

### Board Members Present:

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

### Board Members Absent:

None

### Guests:

Dan Cederberg (Atty-Board Advisor)  
Jane Kelly (Neighborhood Council)  
Julie Armstrong (Ward 5 City Council)  
Stacey Anderson (Ward 5 City Council)  
Nicole Rowley (County Commissioner)

The 2018 Upper Linda Vista Homeowners Association annual 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 50 members in attendance. The minutes from last year's annual meeting (3-28-17) were reviewed. Meeting minutes were approved with no amendments.

Ward 5 councilwomen Julie Armstrong and Stacey Anderson introduced themselves to the homeowners present at the meeting along with Missoula County Commissioner, Nicole Rowley. Ms. Armstrong answered several questions from homeowners concerning yield signs, potholes and speeding vehicles. Another homeowner asked her about the possibility of getting a bus service in the Miller Creek area. This issue has been mentioned to the city council before, however there has been no progress. Ms. Armstrong suggested that homeowners communicate their desire for bus service to the city council. There was also a discussion about changing the yield sign at Linda Vista Blvd and Lower Miller Creek Road around, giving the right-of-way to traffic on Miller Creek Road instead of Linda Vista. The reason for this was due to the expected increase of traffic on Miller Creek Road after Jennette Rankin Middle School was completed. Another homeowner pointed out that the speed limit sign on Upper Miller Creek Road (which changed the speed from 35 MPH to 45 MPH after the intersection of Upper Miller Creek Road and Linda Vista Blvd) needed to be moved further to the south, to the intersection of Miller Creek Road and the newly built intersection of Miller Creek Road and Jeff Lane. This would slow the Miller Creek Road traffic back to 35 MPH to allow vehicles on Jeff Lane to emerge more safely. Ms. Armstrong stated that she would address this with the city council as soon as possible.

Financial Report—Carolyn Hart: Carolyn Hart presented the UVLHA financial statement of revenue and expenses for the year of 2017. The statement (which is derived from the collection of homeowners' dues and assessments) reported a yearly revenue of \$19,215.00. The yearly expenses totaled \$13,431.00 leaving and excess of \$5,784.00. The current net assets of the ULVHA were at \$33,325.00 with a total of \$21,000.00 held in reserve to cover yearly anticipated operating costs, legal fees and emergency expenses.

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The ULVHA budget for 2018, which was approved by the board, was \$18,760.00. The total budgeted expenses for 2018 was estimated at \$17,360.00 leaving an excess of \$1,400.00.

Art Gidel spoke with homeowners about financial matters regarding park maintenance, the RSID and expected financial shortfalls. Also discussed were the recent talks Art Gidel had been having with the city and county offices in hopes to rewrite the current RSID and transform it into a new SID which would include the new homes that had recently been built in the newer subdivisions. These homes did not include the \$50.00 RSID on their property taxes which meant that expenses of new parks would eventually cause the aforementioned cash shortages. Because of these facts, it may be necessary to raise homeowners' dues in the future.

One homeowner asked about improvements to Jeffrey Park. At this time, there is only \$11,000.00 for improvements due to the high 'impact fees' (\$175,000.00) charged by the city of Missoula for the park. This money will buy some picnic tables and possibly softball or baseball backstops.

Covenant Enforcement Report—Art Gidel and Terry Johnson: Art Gidel explained the covenant enforcement procedures (warning letters and assessments) and neighborhood tours. He also talked about the use of postcard reminders for lesser violations. Terry Johnson then talked about the landscaping covenants and neighborhood tours to assess lawn and landscaping issues. There were questions about homes being used as rental units and problems with loud neighbors and unkept lawns, etc. Art Gidel explained that in addition to covenant enforcement, the Missoula Police Quality of Life Officer could be contacted regarding these other issues. There were also a number of city ordinances that covered barking dogs, etc. Art also touched on snow removal around mailboxes. Most of the time, this was getting done however there was at least one time this winter that the mail handler had problems getting to the mailbox clusters.

Other Business—Lloyd Twite: Lloyd Twite talked about the newest subdivision phase going in at the west end of Christian Drive and the new homes being built on Shaver Drive. There have been 61 lots sold and there was a possible commercial site for a market in the area of Linda Vista Blvd and Upper Miller Creek Drive. Homeowner and Miller Creek Neighborhood Council member, Jack Walton talked about coordinating a clean-up day later this spring.

Nomination of board members commenced prior to the close of the meeting. Five of the Six current board members were willing to stay on for another term. A sixth person, Brian Zottnick, was willing to serve on the board to replace Pat Lauridson. A motion was made and seconded to retain the current slate of members and elect Brian Zottnick to the board. Motion carried.

Meeting Adjourned at 8:35 PM.