

## **Upper Linda Vista Homeowners Assoc. *Meeting Minutes*—November 15<sup>th</sup> 2018**

### Board Members Present:

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

### Board Members Absent:

None

### Guests:

JOE HOUSTON (Attorney)  
JACK WALTON  
STEVE KOSKI (Boy Scouts of America)

Meeting called to order at 7:00PM. Before meeting minutes were presented, we heard from guest, Steve Koski, a representative of the Missoula Boy Scouts. Mr. Koski was there to speak about the project that had failed completion at Jeffrey Park. Apparently there had been some damage done to the grass in the park where the project had been started, but not completed. Mr. Koski was advised that the City of Missoula had removed the landscaping materials and replanted the grass. At this time the board was out no money, as the funds that had been originally pledged to the project had not yet been paid. Mr. Koski apologized for mix-up.

The minutes from the September 11<sup>th</sup>, 2018 meeting were presented and approved.

The first item on the agenda was discussed. Our Treasurer, Carolyn Hart, is moving at the end of the year and thus a replacement must be made. At this time, Travis Tish (manager of the Linda Vista apartment complex on Uncle Roberts Lane) has expressed interest in assisting the board with the treasurer's duties. There was further discussion by the board, however no decision was made. Due to the fact that Linda Vista is growing so much, it may be necessary that some of the treasurer's duties will have to be farmed out to a professional service, which is currently a service that can be provided by Mr. Tish for a fee.

Financial Report—Carolyn Hart: As of October 19<sup>th</sup>, there was \$41,564.28 register balance with \$20,564.28 available. The RSID balance was at \$8,657.61. Currently there were 12 homeowners who had not paid their 2017 dues and 21 who have not paid dues for 2108. Since our last meeting, Carolyn had sent out 100 postcard reminders as well as several 1<sup>st</sup> class letters to homeowners on unpaid dues. Carolyn presented a preliminary budget for 2019. Final approval of budget was scheduled for January meeting.

The board was introduced to Mr. Joe Houston (Attorney) of Jones and Associates. Mr. Houston was suggested by Dan Cederberg as a possible replacement for the board's legal counsel.

**Upper Linda Vista Homeowners Assoc. *Minutes*—November 15<sup>th</sup> 2018** (page 2 of 2)

Houston has been practicing law for 10 years. There was discussion by the board after which a motion was made and seconded to approve Mr. Houston. The motion passed.

Covenant Enforcement—Art Gidel: Art informed the board that Dan Cederberg had advised him that he would continue to research the Air BNB issue and follow up on the board's legal action against the homeowner at 6715 Linda Vista Ave. There was also a discussion on non-collection of homeowner's dues. Per legal counsel, collection or assessments, liens are legal and should conform to collection agency standards as collectable debts.

News Letter—Patricia DaSilva: The board reviewed the rough draft of the upcoming newsletter.

Parks Report—Art Gidel: Guru Lawn Service has agreed to keep the lawn mowing contract for next season at the current price. A motion was made and seconded to retain Guru services for another year. Motion passed. Art also stated that it would be a good idea to have our covenant enforcement people check the parks for us this season, as the condition of the parks (especially the watering) can change rapidly due to weather conditions.

Meeting adjourned.