

Upper Linda Vista Homeowners Assoc. *Meeting Minutes*—January 9th, 2019

Board Members Present:

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

Board Members Absent:

None

Meeting called to order at 7:00 PM. Meeting minutes from 11-15-19 meeting were reviewed and amended.

Financial Report—Art Gidel: As discussed in the last meeting, treasurer, CAROLYN HART has resigned due to relocation, thus leaving her position open. It had also been discussed that the future growth of ULVHA would put increasing pressure on the treasurer position. As ULVHA takes on more homeowners the time commitment for the office of treasurer was reaching the point that required a more full-time, dedicated service. At the meeting, the board had deliberated on the possibility of hiring an accounting service. Art Gidel and Lloyd Twite had consulted with Travis Tish of Fidelity Management, the same company that has been managing the apartment complex located off of Uncle Roberts Lane. Fidelity Management submitted a quote of \$5,500.00 for the first year of service, which would include accounting services, covenant enforcement and park monitoring. In addition, the ULVHA would pay \$25.00 per hour for any work or repairs incurred while monitoring the parks, etc. The contract had been reviewed by board members via e-mail and voted upon. The motion was passed.

Art presented Carolyn Hart's final report. At the time of this meeting, the ULVHA account balance was at \$39,566.56 with \$18,566.56 available. There were numerous bills to be approved: Rental space for board meeting (\$50.00), Mike's Print @ Copy—Newsletter (\$234.36), Towne Mailer—Fall Newsletter (\$238.36), Jones & Assoc—legal fees (\$580.00), Cederberg Law Offices (\$440.00), Fidelity Management (\$190.00), Refund to Title Services—Overpayment to TSI (\$202.04). These bills totaled \$1,934.76 and were each discussed. A motion was made and seconded to approve payment of these bills. Motion carried. The balance of the RSID as of 9-30-18, was \$790.15.

Before leaving office, Carolyn Hart had also submitted a Revenue Statement of ULVHA expenses for 2017. The amount of expenditures for 2017 had totaled \$13,884.00. This amount was \$6,242.00 below ULVHA revenue for that year.

The board discussed the 2019 budget. With net assets starting at 39,567.00 and a reserve fund of \$21,000.00. It was suggested that an additional \$2,500.00 be added to the reserve fund for a total of \$23,500.00. A motion was made and seconded for the additional \$2,500.00 for the reserve fund. Motion passed. The total reserve fund for the 2019 budget was set at \$23,500.00 with projected expenses of \$20,025.00. A motion was made and seconded to approve the 2019 budget. Motion passed.

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The board then discussed the issue of getting someone to be a signer on the ULVHA checking account to replace Carolyn Hart. Brian Zottnick volunteered. A motion was made and seconded to approve Brian. Motion passed.

Board Insurance: The board discussed the renewal of the present ULVHA board liability insurance policy through Philadelphia Insurance. At this time no quote has been submitted from Philadelphia for approval. After some discussion, the board agreed that if the quote was the same as last year's premium, we would shop for a cheaper one.

Covenant Enforcement—Art Gidel: In our last meeting, the board discussed the issue of using liens for the collection of delinquent dues and assessments. The new legal counsel for ULVHA, Joe Houston, did some research on matter. According to counsel, the filing of liens for the aforementioned purpose was legitimate in the majority of the development phases within the subdivision. However, some of the older phases of the subdivision would only allow liens to be used for the collection of dues.

The Spring Newsletter was ready to go out. The board discussed weather or not to include the annual dues invoice in the newsletter or to mail it separately. It was decided to include the invoice with the newsletter and to mail another dues invoice (as a reminder) to homeowners who had not paid 10 days before the April due date.

Final business: Lloyd Twite informed the board that the City of Missoula was requesting that the ULVHA maintain a storm drain inlet located in a conservation easement in supplement 16. The requested maintenance would not be the responsibility of the association for three years. Maintaining the inlet would require the removal of leaves and debris from time to time and would only involve the inlet and not the sump below the inlet. The sump would be the responsibility of the city. There was discussion on the possibility that flooding could occur in the event the inlet became clogged. Upon examination of the plot map and landscaping designs provided by Twite, it did not appear that the inlet was in a location to cause flooding to any nearby homes, even if clogged with debris during runoff. A motion was made and seconded agreeing to maintain the inlet, starting in three years. Motion passed.

The annual meeting date was set for March 19th.

Meeting adjourned at 8:50 PM

Meeting Minutes Prepared by ULVHA Secretary, Mark Woodward