



ULVHA Annual Meeting Minutes—March 19th, 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

The 2019, 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 35 members in attendance.

The meeting minutes from last year's annual meeting (3-20-18), were reviewed and approved with no amendments.

Financial Report—Art Gidel: Revenue of the ULVHA (consisting mainly of homeowners' dues and assessments) was \$20,126.00 in 2019. Expenses were \$13,884.00, which left a total of \$6,242.00 left over as of 12-31-2018. At the time of this meeting, the total of cash assets in the bank was at \$39,567.00 with \$23,500.00 held in reserve. Art then talked about the county RSID which collected approximately \$20,000.00 per year for the maintenance of county parks in Linda Vista (Scotty Park, Bridge Park, Kelsey Park, Kelsey Court Park, and Brooke Lynn Park). The other parks in Linda Vista are owned by the city and are not covered by the RSID. Currently, the cost of mowing the county parks is around \$14,000.00 per year. The cost of watering the parks has been greatly reduced by the wells that have been installed in 3 county parks. These county park costs exceed RSID revenue, and the deficiency in revenue will continue to grow since the revenue is fixed and the costs increase with inflation. HOA funds will be needed to subsidize RSID revenue in the future.

Art advised the members that the board has decided to outsource some of the treasurer's duties (primarily the book keeping) due to the growing size of the subdivision, which will continue for the foreseeable future. One homeowner asked about the insurance costs noted on the 2018 financial report. Art explained that the ULVHA had an insurance policy to cover liability including coverage for officers and directors on the board.

Covenant Enforcement Report—Art Gidel and Terry Johnson: Art discussed the policy of covenant enforcement and assessments. Most issues concerning covenant violations centered around RVs and Landscaping. Violators received 2 warning letters before receiving the first \$100.00 assessment. A second or subsequent assessment would be \$200.00 each. One homeowner asked about a vacant lot located next to his home on Avery Lane, that was not being

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taken care of and was becoming overgrown with weeds. Terry Johnson stated that he had spoken with the realtor, who had made contact with owner of the lot. There had been no response. Terry stated that he would contact him again this spring and follow up with the homeowner. The only requirement for a vacant lot however, is that it be kept mowed. Another homeowner asked about junk cars in driveways. Art advised him that such vehicles can be dealt with through the covenants or the city of Missoula, which had an ordinance to deal with junk vehicles if the vehicle was parked on the street. There was also a question about vacant lots next to Upper Miller Creek and Linda Vista Blvd. These lots are commercial lots and are not part of the ULVHA. Finally, there were numerous questions about the lack of playground equipment in Jeffrey Park. Several homeowners had stated that there had been a plan discussed and a master plan drawn up for development in the park and that nothing had been done. Art explained that initially, the plan was to develop the park with playground equipment to include baseball and or soccer fields. Unfortunately, there was not enough money available for playground equipment when the park was completed. There was some discussion regarding options such as forming a board to raise money for equipment or possibly a SID to pay for equipment. Art stated that the ULVHA board would support a board of volunteers to take up the cause for raising money. As far as getting the city to create a SID, such a task would be possible, however a very long process.

Other Business: Lloyd Twite spoke with homeowners about new homes on Shaver Drive. Lloyd also discussed new developments in the Maloney Ranch area and new water lines up the hill from the fire station in Maloney Ranch. Also, Christian Drive will have a new phase being built, starting in June or July connecting to the Maloney area in 2020.

A homeowner brought up the fact that some Linda Vista homeowners are taxed for bus transportation and some are not. Even so, there is no bus transportation in Linda Vista. There was discussion by some homeowners of alerting the Department of Revenue.

Nomination of Board Members: All existing board members were willing to serve for another year. Nominations of current board members commenced prior to the closing of the meeting. After a motion was made and seconded, all serving board members were re-elected with no additional board members nominated.

Meeting adjourned at 8:30 PM