

## **ULVHA Meeting Minutes—September 25<sup>th</sup>, 2019 (Page 1 of 2)**

### Board Members Present:

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

### Board Members Absent:

None

### Guests:

Jim & Tamara Eggen  
(Homeowners)

Meeting called to order at 7:00PM. Meeting minutes from May 8<sup>th</sup> 2019 meeting were reviewed. A motion was made and seconded to approve the minutes as written. Motion passed.

The meeting opened with the discussion between the board and homeowners, Jim and Tamara Eggen (who live at 4410 Nicole Court). The Eggen's had complained to board member, Terry Johnson, about a hedge which was located on the property to the north of their house (6759 Linda Vista Blvd). The hedge (as defined by Mr. Eggen) was actually a row of Lombardi Poplar trees, that had grown well over the five-foot limit, set for hedges. Mr. Eggen wanted the board to take action in accordance with the covenant's five-foot rule. This issue of trees being planted in this manner had come up in the past. In such a case, hedges were generally interpreted to be closely planted shrubs and that trees, planted in a row did not constitute a hedge, but a row of trees. It was also learned that the neighbor in question (in this case) had recently moved and that the new neighbors had occupied the Linda Vista Blvd. property only for a few weeks. Mr. Eggen was asked if he had approached the new neighbors on the issue. He had not. It was decided that the Eggen's should first speak to the new neighbors before the board spent any more time looking into the issue.

Financial Report—Art Gidel: ULVHA checking account balance as of 8-31-19 was \$48,945.86. There were several bills that had to be approved. \$500.00 (Joe Houston-Atty, legal fees), \$65.00 (Backflow valve repair for Brooke Lynn Park, \$893.00 (True Green—Nicole & Rainbow Park weed and feed cost share with City of Missoula), \$84.49 (Postage), \$300.00 (Jones & Assoc.), \$1,375.00 (Fidelity Management), \$154.43 (Sprinkler head repair), \$78.00 (Travis Tish—Labor cost on sprinkler head repair). A motion was made and seconded to approve bill payments. Motion carried.

Art advised the board that 24 homeowners have not paid their homeowner's dues. This is a delinquency rate of about 4%. Regarding another issue of 17 homeowners who had paid their dues a couple of weeks late, a motion was made to forgive the late fees associated with the late payments. The motion was seconded. Motion carried. Another homeowner was forgiven

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\$140.00 in dues and late fees after the home was recently purchased. The homeowner was unaware of the dues and late fees.

Covenant Enforcement—Art Gidel & Lloyd Twite: The board discussed an issue with a homeowner who had repeatedly been told to pick up trash in his yard. This included an old water heater, snow plow, trash cans as well as an issue with an RV. The homeowner had received several assessments. It was decided that the assessments would continue for the time being.

In an earlier meeting, the board had been made aware of a pre-school that had started up. It was determined that pre-schools (NOT day cares) were allowed in supplements 12 and higher. The pre-school in question was therefore in compliance.

Parks Report—Art Gidel: The board discussed a request by Amy Diesen to place a memorial bench somewhere on Christian Drive in memory of her son Christian Twite. After some discussion, the board agreed that the bench could be placed in Kelsey Park, off Christian Drive.

The Kelsey Park slide replacement has been completed. The board paid \$900.00 in a cost-share with Missoula County.

The board agreed to negotiate another contract with Guru Lawn Care for the next summer season.

Meeting adjourned at 8:50 PM.