

## **ULVHA Meeting Minutes—January 16<sup>th</sup>, 2020 (Page 1 of 2)**

### Board Members Present:

ART GIDEL (President)

MARK WOODWARD (Secretary)

TERRY JOHNSON

PATRICIA DASILVA

BRIAN ZOTTNICK

THERESA BUSCHER

LLOYD TWITE (Architectural Control Chairman)

### Board Members Absent:

None

### Guests:

Jack Walton (homeowner)

Meeting was called to order at 7:00 PM. Meeting minutes from 11-21-19 meeting were reviewed. Minutes were approved.

Financial Report—Art Gidel: Art opened the meeting with discussion of the 2020 budget and compared the 2019 budget. The proposed budget for 2020 was \$22,000.00. The RSID budget for the 2019 season was \$20,500.00 and actual spending was \$21,536.00 (which had been about \$1,000.00 more than proposed). RSID revenue is around \$20,000.00 per year. A motion was made and seconded to accept the 2020 budget as proposed. Available cash reserves would have to make up the difference between RSID revenue and actual spending. Motion carried.

Discussion on updated list of delinquent dues and covenant violation assessments. The board discussed options of potential property liens on 5 to 7 properties. It was decided to send out an invoice to the homeowners of the properties in question to see if board could obtain compliance before further action.

Covenant Enforcement—Terry Johnson: Terry discussed a situation with a homeowner who had called him regarding water runoff from a neighbor's roof draining system, into her yard. This issue had been brought up in the last meeting. In that meeting the board concluded that the covenants did not address this issue, therefore the board was not in a position to enforce anything. The homeowner had since requested that the board issue a written response to that effect so that she could follow up with her attorney. Art Gidel stated that we could talk to our attorney to see if that was necessary. The Board decided that there was no need for a written statement. He would speak to the homeowner and advise.

Discussion of parks. Funding for Brooke Lynn park was costing the ULVHA quite a lot of money, even though the park was owned by the city. The board agreed that these expenditures

should not be borne by the homeowners through their homeowner fees, as they are already paying for the city parks department through city property taxes. The board agreed with an

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article in the newsletter encouraging homeowners to contact the city on city maintenance of Brooke Lynn Park.

Discussion of Spring Newsletter and annual meeting date. Meeting was set for March 24<sup>th</sup>, 2020.

GURU Lawn Care contract discussed.

Meeting was adjourned at 8:40 PM.