

VILLAGE AT ELK HILLS HOA #1 BOARD MEETING AGENDA

February 05, 2020 4:00 PM

Location: 5100 Village View Way #5, Missoula, MT 59803

- A. Call to Order—John Nugent**
- B. Opening Remarks/Introductions/Report of the President**
- C. Approval of January 08, 2020 Meeting Minutes**
- D. Approval of Final Agenda**
- E. Treasurer Report**
 - 1. December 31, 2019 financial statement
- F. Information/Committee Reports**
 - Committee Updates
 - 1. Landscape-Terri Goldich
 - 2. Social/Picnic-Sheryll Rainey
 - 3. Architectural-Bob Worthington
 - 4. Moose Can Gully/39th Street Neighborhood Group-John Nugent
- G. Action Items**
 - 1. 2020 Operating Budget
 - 2. Dues/Special Assessment for 2020
 - 3. Approve bids for common area maintenance and repairs
- H. Discussion Items**
 - 1. Amend Governing Documents to Remove “Limited Common Areas”
- I. Other Business**
- J. Homeowner/Resident Forum/Questions**
- K. Adjournment: Next Regular Meeting Date – Wednesday, March 04, 2020**

Notes:

The meeting is in a 2nd floor unit. If you are not able to climb stairs the unit has a stair/chair lift from the garage. To arrange to use the stair/chair lift please fill out the contact form on the Village at Elk Hills HOA #1 website:
<https://villageatelkhills.com> or email jnugent50@aol.com

The Village at Elk Hills (VEH) HOA #1 governing documents: 1. VEH Declaration of Unit Ownership, 2. VEH Declaration of Restrictions and 3. VEH Bylaws governing documents can be found, reviewed and downloaded, under the Document tab on the VEH website: <https://villageatelkhills.com>

Village at Elk Hills HOA #1 Board of Directors

Bob Worthington, Vice President-term expires 2020

Sheryll Rainey- term expires 2021

John Nugent, President- term expires 2021

Claudia Christensen, Secretary/Treasurer- term expires 2022

Terri Goldich- term expires 2022

VILLAGE AT ELK HILLS HOA #1 BOARD MEETING

Minutes

January 08, 2020 4:00 PM

Location: 5100 Village View Way #5, Missoula, MT 59803

Board Members Present:

Terri Goldich, John Nugent, Bob Worthington, Sheryll Rainey

Board Members Absent:

Claudia Christensen

Non Board Members Present:

Don Gandenberger, Jeanne Gandenberger, Elsie Raye

A. Call to Order by John Nugent at 4:00 P.M.

B. Opening Remarks/Introductions/Report of the President

John Nugent welcomed everyone and reviewed the agenda.

C. Approval of December 04, 2019 Meeting Minutes

The minutes were approved as presented.

D. Approval of Final Agenda

No items were added.

E. Treasurer Report

1. The November 31, 2019 financial statement was reviewed
There was a discussion on the modified cash basis of accounting used for our financial statements.
2. There was a review of the bids for the common areas and limited common areas that may need maintenance and or repair in 2020.
3. There was a discussion on the request for increased signage for emergency responders.
4. There was a discussion on having Gatewest provide a more detailed report on the charges for additional work/expenses charged to the HOA for work/services of Gatewest employees.

F. Information/Committee Reports

Committee Updates

1. Landscape-Terri Goldich
There was a discussion on the snow removal agreement, no changes to the agreement were proposed.
2. Social/Picnic-Sheryll Rainey
There was a discussion on having some food at the May annual membership meeting as an incentive for members to attend. There was a discussion on VEH #1 having a separate annual meeting this year, not a combined annual meeting with VEH #2.
3. Architectural-Bob Worthington
No report
4. Moose Can Gully/39th Street Neighborhood Group-John Nugent
No report

G. Action Items

1. 2020 Operating Budget

There was further work/discussion on the 2020 operating budget. No action was taken on the approval of the budget, it will be further considered at February 2020 meeting.

2. Dues/Special Assessment for 2020

There was further work/discussion on the 2020 dues/special assessment. No action was taken, it will be further considered at February 2020 meeting.

H. Discussion Items

There was an initial discussion on:

1. Amend Governing Documents to Remove "Limited Common Areas"

There was discussion on recommending an amendment to the Village at Elk Hills HOA #1 Governing Documents to be in accordance with long standing and existing practices as below:

Delete the following sections from the Village at Elk Hills HOA #1 Governing Documents:

Other than those areas that are assigned to the Owners herein, the Association shall be responsible for the repair and replacement of all Limited Common Elements. Reference VEH Declaration of Restrictions page 23 #6.6.1

Those areas that are assigned to the Owners herein:

Each Owner shall clean, maintain and repair the interiors of the Limited Common Elements appurtenant to such Owner's Unit including, but not limited to, the garage, exterior entry doors, walkways, landings, doorsteps and any enclosed or partially enclosed stoop, entryway or porch, a patio or balcony, and any enclosing walls, railings and fences. Reference: VEH Declaration of Restrictions page 23 #6.6.2

I. Other Business

There was no other business

J. Homeowner/Resident Forum/Questions

There were no items brought up.

K. Adjournment: Next Regular Meeting Date

There being no further business the meeting was adjourned at 5:22 pm

The next meeting date is Wednesday, February 05, 2020

The Village at Elk Hills (VEH) HOA #1 agendas, background materials and minutes can be found, reviewed and downloaded, under the Document tab on the VEH website: <https://villageatelkhills.com>

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Village at Elk Hills Association
Income & Expense Statement
For the Twelve Months Ending December 31, 2019

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	7,420.00	8,775.00	99,245.00	104,175.00
Reserve Dues	1,575.00	1,575.00	18,900.00	18,900.00
LATE FEES	(4.35)	8.37	40.00	100.00
Interest Income- CDs	0.00	7.50	0.00	15.00
Lawsuit Related	0.00	0.00	46,228.69	46,228.00
Total Revenues	8,990.65	10,365.87	164,413.69	169,418.00
Expenses				
Management Fee	720.00	720.00	8,640.00	8,640.00
Accounting	0.00	0.00	100.00	100.00
Bank Charges	0.00	2.12	4.00	25.00
Legal Fees	0.00	16.63	0.00	200.00
Office / Postage	0.00	16.63	304.64	200.00
Window/Building Washin	0.00	0.00	3,260.00	3,300.00
Licenses	0.00	0.00	25.00	20.00
Insurance	1,392.00	1,366.63	17,090.00	16,400.00
Power	205.05	341.63	2,688.17	4,100.00
Professional Fee	617.50	333.37	3,067.50	4,000.00
Water-Domestic	761.02	875.00	10,168.24	10,500.00
Water-Irrigation	0.00	0.00	7,016.80	9,300.00
Sewer	0.00	0.00	6,607.18	6,800.00
Plumbing Repair	114.75	83.37	3,536.00	1,000.00
Electrical Repair	0.00	83.37	1,594.50	1,000.00
Maintenance	795.35	583.37	5,359.52	7,000.00
Asphalt Maintenance	0.00	0.00	11,737.50	10,200.00
Building Repair	0.00	2,916.63	22,686.00	35,000.00
Lawsuit Repairs	0.00	187.50	2,360.00	2,250.00
Snow Removal	752.25	4,500.00	23,743.10	23,000.00
Supplies-Maintenance	0.00	75.00	726.22	900.00
Yard Care/Improvement	588.00	0.00	16,606.90	18,000.00
Total Expenses	5,945.92	12,101.25	147,321.27	161,935.00
Net Income	\$ 3,044.73	\$ (1,735.38)	\$ 17,092.42	\$ 7,483.00

Village at Elk Hills Association
Balance Sheet
December 31, 2019

ASSETS

Current Assets		
Cash in Checking	\$	5,316.59
Cash in Reserve		52,528.69
		<hr/>
Total Current Assets		57,845.28
Property and Equipment		
		<hr/>
Total Property and Equipment		0.00
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>57,845.28</u>

Near Term Repair/Maintenance Projects:

Rotted a/c screen parapet walls on roofs of buildings 5110 and 5108
 Rotted Beam between deck 5110 2 and 6
 Replace stairs going to 5108 6 and 7
 Replace deck between 5100 1 and 5—lawsuit repair
 Painting of trim around garages/staircases

Long Term Repair/Maintenance Projects:

Replacement of roofs
 Reseal parking lots (even 3-5 years)
 Improve signage for emergency vehicles

Village at Elk Hills Association
Budget Comparison

Budget Year Jan 1 - Dec 31, 2020--DRAFT #3

	2017 Actual	2018 Actual	2019 Budget	2019 Actual through December	2020 Budget
Revenues					
Monthly Dues	\$95,595.00	\$93,840.05	\$104,175.00	\$99,245.00	\$124,200.00
Reserve Dues	\$18,900.00	\$18,900.00	\$18,900.00	\$18,900.00	
LATE FEES	\$227.50	\$325.00	\$100.00	\$40.00	\$100.00
Interest Income- CDs	\$0.00	\$0.00	\$15.00	\$0.00	
Lawsuit Related			\$46,228.00	\$46,228.69	
Miscellaneous Income	\$0.00	\$430.00	\$0.00	\$0.00	
Total Revenues	\$114,722.50	\$113,495.05	\$169,418.00	\$164,413.69	\$124,300.00
Expenses					
Annual Meeting Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management Fee	\$8,640.00	\$8,640.00	\$8,640.00	\$8,640.00	\$9,720.00
Accounting	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
Bank Charges	\$0.00	\$2.00	\$25.00	\$4.00	\$10.00
Legal	\$0.00	\$0.00	\$200.00	\$0.00	\$100.00
Office / Postage	\$329.86	\$168.00	\$200.00	\$304.64	\$300.00
Window/Building Washing	\$2,350.00	\$3,200.00	\$3,300.00	\$3,260.00	\$0.00
Licenses/Memberships	\$20.00	\$20.00	\$20.00	\$25.00	\$25.00
Insurance	\$14,868.00	\$15,917.00	\$16,400.00	\$17,090.00	\$17,500.00
Power	\$4,679.96	\$3,857.00	\$4,100.00	\$2,688.17	\$3,000.00
Professional Fee	\$217.50	\$240.00	\$4,000.00	\$3,067.50	\$500.00
Water-Domestic	\$9,603.46	\$10,352.42	\$10,500.00	\$10,168.24	\$10,500.00
Water-Irrigation	\$7,796.26	\$9,247.95	\$9,300.00	\$7,016.80	\$8,500.00
Sewer	\$6,455.66	\$6,607.18	\$6,800.00	\$6,607.18	\$7,000.00
Electrical Repair	\$847.26	\$4,690.43	\$1,000.00	\$1,594.50	\$1,500.00
Plumbing Repair	\$2,039.25	\$497.50	\$1,000.00	\$3,536.00	\$2,000.00
Maintenance	\$7,187.26	\$6,671.93	\$7,000.00	\$5,359.52	\$5,000.00
Building Repair	\$46,070.47	\$13,201.25	\$35,000.00	\$22,686.00	\$25,000.00
Heating Repair	\$246.46				\$0.00
Painting	\$3,597.50				\$5,000.00
Snow Removal	\$16,479.50	\$11,668.69	\$23,000.00	\$23,743.10	\$20,000.00
Supplies-Maintenance	\$1,188.73	\$716.66	\$900.00	\$726.22	\$900.00
Yard Care/Improvement	\$22,089.50	\$14,479.25	\$18,000.00	\$16,606.90	\$14,500.00
Asphalt Maintenance			\$10,200.00	\$11,737.50	\$1,000.00
Lawsuit Repairs			\$2,250.00	\$2,360.00	\$10,000.00
Total Expenses	\$154,806.63	\$110,277.26	\$161,935.00	\$147,321.27	\$142,155.00
Net	-\$40,084.13	\$3,217.79	\$7,483.00	\$17,092.42	-\$17,855.00

VILLAGE AT ELK HILLS HOA # 1
5110, 5108, 5106, 5104, 5102, 5100 Village View Way
Missoula, MT 59803

Proposed Revision to Governing Documents for Owners at the Next
Owners Meeting-12-04-19

**Amend the Village at Elk Hills HOA #1 Governing Documents
To Be In Accordance With Long Standing and Existing Practices**

Delete the following sections from the Village at Elk Hills HOA #1 Governing Documents:

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NOTES:

- 20-year precedent of VEH Board overriding Limited Common Elements provision in Governing Documents
- Any change in precedent now will require a multi -year implementation plan to avoid the potential for costly lawsuits. Any identified maintenance/repair should be made before transition to avoid appearance of or actual change being made in punitive manner.
- A change will require an affirmative vote of owners
- Trend is for HOA's to identify limited common areas as areas that are related to 1 unit only. There have been numerous disputes/lawsuits when a limited common area is shared by 1 or more units and there is not agreement on maintenance/repair of the limited common area. At VEH there are very few limited common areas that relate to one unit only.
- Trend is for insurance companies to review Board agendas and minutes to consider Board's proactive action toward common and limited common elements.