

VILLAGE AT ELK HILLS HOA #1 BOARD MEETING AGENDA

January 08, 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 December 04, 2019 Meeting Minutes**
- D. Approval of Final Agenda**
- E. Treasurer Report**
 - 1. November 31, 2019 financial statement
 - Cash Basis of Accounting
- F. Information/Committee Reports**
 - 1. 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
 - 3. Dues/Special Assessment for 2020
- 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, February 05, 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

**The Village at Elk Hills
HOA 1 Board Meeting
Wednesday, December 4, 2019, 4 PM
5100 Village View Way #5**

Board members present: John Nugent, Claudia Christensen, Terri Goldich, Sheryll Rainey
Bob Worthington

Non Board Members Present: Nancy Larum

Call to order by John Nugent at 4 PM.

Approval of minutes: The minutes of the November 6, 2019 VEH 1 board meeting were reviewed. Correction: Karen Frizzell was also present at that meeting. A motion for approval was made/second carried.

Approval of final agenda: The agenda was approved as written with the following exception: Deletion of action item for approval of flooring for unit 5108 #5.

Treasurer Report: The October 31, 2019 financial statement was presented and reviewed. John Nugent discussed the plumbing repair in building 5110 and the repair of rotted deck parapet walls, as well as the DCI engineering report regarding the upper deck between 5100 #1 and #5. These bills have not been invoiced as of this billing period.

Information/Committee Reports: John Nugent presented additional future repairs that may have to be addressed. These include rotted air conditioner screen parapet walls on roofs of 5110 and 5108, rotted beam between 5110 2 and 6, deteriorating stairs going to 5108 6 and 7, and replacement of the deck of 5100 #5.

Landscape: Terri Goldich brought up a concern of an owner regarding placement of excess snow by the plowing contractor.

Social/picnic: Nothing to report.

Architectural: Nothing to report.

Action Items: The draft 2020 operating budget was reviewed. There was considerable discussion and presentation of ideas regarding future financial needs of the Association, including whether to increase dues or impose a special assessment in 2020. John Nugent reports that in his discussions with owners, the majority would prefer a special assessment to an increase in dues. Due to time limits, this discussion will continue at the next regular board meeting.

Discussion Items: Due to time limits, discussion of amending governing documents to remove "Limited Common Areas" was tabled until the next meeting.

Other Business: There was no other business.

Homeowner/Resident Forum/Questions: There were no homeowner/resident forum/questions.

Adjournment: Meeting adjourned at 5:25 PM. Next regular meeting date-Wednesday, January 8, 2020.

Respectfully submitted,
Claudia Christensen, Secretary HOA 1
December 8, 2019

Village at Elk Hills Association
Income & Expense Statement
For the Eleven Months Ending November 30, 2019

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	7,125.00	8,775.00	91,825.00	95,400.00
Reserve Dues	1,575.00	1,575.00	17,325.00	17,325.00
LATE FEES	8.05	8.33	44.35	91.63
Interest Income- CDs	0.00	0.00	0.00	7.50
Lawsuit Related	0.00	0.00	46,228.69	46,228.00
Total Revenues	8,708.05	10,358.33	155,423.04	159,052.13
Expenses				
Management Fee	720.00	720.00	7,920.00	7,920.00
Accounting	0.00	0.00	100.00	100.00
Bank Charges	2.00	2.08	4.00	22.88
Legal Fees	0.00	16.67	0.00	183.37
Office / Postage	0.00	16.67	304.64	183.37
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	1,366.67	15,698.00	15,033.37
Power	206.89	341.67	2,483.12	3,758.37
Professional Fee	0.00	333.33	2,450.00	3,666.63
Water-Domestic	1,721.27	875.00	9,407.22	9,625.00
Water-Irrigation	342.99	0.00	7,016.80	9,300.00
Sewer	0.00	0.00	6,607.18	6,800.00
Plumbing Repair	1,717.50	83.33	3,421.25	916.63
Electrical Repair	0.00	83.33	1,594.50	916.63
Maintenance	351.23	583.33	4,564.17	6,416.63
Asphalt Maintenance	0.00	0.00	11,737.50	10,200.00
Building Repair	2,320.00	2,916.67	22,686.00	32,083.37
Lawsuit Repairs	0.00	187.50	2,360.00	2,062.50
Snow Removal	384.00	3,500.00	22,990.85	18,500.00
Supplies-Maintenance	37.96	75.00	726.22	825.00
Yard Care/Improvement	1,916.40	0.00	16,018.90	18,000.00
Total Expenses	11,112.24	11,101.25	141,375.35	149,833.75
Net Income	\$ (2,404.19)	\$ (742.92)	\$ 14,047.69	\$ 9,218.38

Village at Elk Hills Association
Balance Sheet
November 30, 2019

ASSETS

Current Assets		
Cash in Checking	\$	3,846.86
Cash in Reserve		50,953.69
		<hr/>
Total Current Assets		54,800.55
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>54,800.55</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 #2

	2017 Actual	2018 Actual	2019 Budget	2019 Actual through November	2020 Budget
Revenues					
Monthly Dues	\$95,595.00	\$93,840.05	\$104,175.00	\$91,825.00	\$124,200.00
Reserve Dues	\$18,900.00	\$18,900.00	\$18,900.00	\$17,325.00	
LATE FEES	\$227.50	\$325.00	\$100.00	\$44.35	\$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	\$155,423.04	\$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	\$7,920.00	\$9,720.00
Accounting	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
Bank Charges	\$0.00	\$2.00	\$25.00	\$4.00	\$25.00
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	\$15,698.00	\$17,500.00
Power	\$4,679.96	\$3,857.00	\$4,100.00	\$2,483.12	\$3,000.00
Professional Fee	\$217.50	\$240.00	\$4,000.00	\$2,450.00	\$500.00
Water-Domestic	\$9,603.46	\$10,352.42	\$10,500.00	\$9,407.22	\$10,500.00
Water-Irrigation	\$7,796.26	\$9,247.95	\$9,300.00	\$7,016.80	\$9,000.00
Sewer	\$6,455.66	\$6,607.18	\$6,800.00	\$6,607.18	\$9,000.00
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	\$3,421.25	\$2,000.00
Maintenance	\$7,187.26	\$6,671.93	\$7,000.00	\$4,564.17	\$6,000.00
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	\$22,990.85	\$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	\$16,018.90	\$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	\$141,375.35	\$145,670.00
Net	-\$40,084.13	\$3,217.79	\$7,483.00	\$14,047.69	-\$21,370.00

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:

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

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.