

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>

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