

**The Village at Elk Hills
HOA 1 Board Meeting
Wednesday, March 4, 2020, 4 PM
5100 Village View Way #5**

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

Non Board Members Present: Karen Frizzell

Call to order by John Nugent at 4 PM.

Approval of minutes: The minutes of the January 8, 2020 VEH 1 board meeting were approved as written. There was no board meeting in February 2020.

Approval of final agenda: No items were added.

Treasurer Report:

1. The December 31, 2019 and January 31, 2020 financial statements were reviewed.
2. Gutter damage in a recent windstorm required repairs at a cost of \$400.

Information/Committee Reports:

1. Landscape-Terri Goldich. Snow removal costs are significantly down due to the mild winter.
2. Social-Sheryll Rainey. No report.
3. Architectural-Bob Worthington. The owner's request to install new flooring in their unit, 5106 #5 is approved.
4. Moose-Can Gulley/39th Street Neighborhood Group-John Nugent. No report.

Action Items:

1. After discussion and review of costs and expenses for the remainder of the year, the 2020 Operating Budget was approved.
2. Several bids for common area maintenance and repairs were reviewed and approved. These include painting of new wood treads, painting of all garage door trims, removal of and roof repair around HVAC units on 5108 and 5110, and deck replacement of 5100 #5.
3. To offset increasing costs and management fees, a motion was made to increase dues by \$5 per month (to \$235/month) to take effect June 1, 2020. Motion carried. There will be no special assessment at this time.
4. There was discussion of forming a committee to investigate other management companies for HOA 1, as the agreement with Gatewest is renewed on an annual basis.
5. There was discussion of length of terms for Board members. It was decided to keep terms at two years as the Bylaws state. There will be three Board positions open for election at the annual meeting.

6. The date for the annual meeting will be May 4, 2020 at 6PM at the Senior Center, 705 S Higgins Avenue, Missoula.

Discussion Items: There were no additional discussion items.

Other Business: There was no other business.

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

Adjournment: Meeting adjourned at 5:05 PM. Next regular meeting date-Wednesday, April 1, 2020.

Respectfully submitted,
Claudia Christensen, Secretary HOA 1
March 5, 2020