

An electronic copy of the VEH Board agenda and supporting documents are available under the documents tab at:
<https://villageatelkhills.com>

VILLAGE AT ELK HILLS HOA #1 BOARD MEETING AGENDA

August 05, 2020 4:00 PM

ZOOM: Meeting ID: 843 330 609 Passcode: 272316

- A. Call to Order—John Nugent**
- B. Opening Remarks/Introductions/Report of the President**
- C. Approval of July 01, 2020 Meeting Minutes**
- D. Approval of Final Agenda**
- E. Treasurer Report**
 - a. June 2020 financial statement
- F. Information/Committee Reports**
- G. Committee Updates**
 - a. Landscape-Terri Goldich
 - b. Social/Picnic-Sheryll Rainey
 - c. Architectural-Bob Worthington
 - 1. Stairwell Painting at 5108 #5
 - 2. Painting other staircases at 5108
 - 3. A/C Installation 5106 #5
 - d. Moose Can Gully/39th Street Neighborhood Group-John Nugent
- H. Action Items**
 - a. Ratify roof vent for gas stove at 5110 #8
- I. Discussion/Information Items**
- J. Other Business**
- K. Homeowner/Resident Forum/Questions**
- L. Adjournment: Next Regular Meeting Date – Wednesday, September 02, 2020**

Notes:

The meeting will be held by Zoom technology:

Join Zoom Meeting

<https://us02web.zoom.us/j/843330609>

Meeting ID: 843 330 609 Passcode:272316

+1 253 215 8782 US (Tacoma)

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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

Claudia Christensen, Secretary/Treasurer- term expires 2021

Terri Goldich- term expires 2021

John Nugent, President- term expires 2022

Sheryll Rainey- term expires 2022

Bob Worthington, Vice President-term expires 2022

**The Village at Elk Hills
HOA 1 Board Meeting
Wednesday, July 1, 2020, 4PM
Meeting held via ZOOM**

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

Board members absent: Sheryll Rainey

Non board members present: Jeanne Gandenberger

Call to order by John Nugent at 4:00 PM. There were no opening remarks.

Approval of minutes: The minutes of the June 2020 Board Meeting were approved as written.

Treasurer Report: The financial statement for the five months ending May 31, 2020 was reviewed. There were no clarifications or questions.

Committee Updates

Landscaping: The irrigation system has been repaired and turned on. There will be locked security boxes around the Rainbird equipment. Watering will be done at midnight. It may take a couple of weeks for the dry patches to green-up. Estimates are being obtained for detailing of the plant beds, to include weeding and clean-up.

Social/Picnic: No report.

Architectural: Request for approval of AC unit for 5106 #5 is in progress. There was discussion of the inconsistent and difficult-to-see numbering of the buildings and units. Quotes will be obtained for six inch, more visible numbers to be placed on buildings and units.

Moose Can Gulley/39th Street Neighborhood Group: Nothing to report.

Action Items: Motion was made and seconded to approve bid from Able Tree Service. All trees located near building and parking areas will be trimmed in order to provide adequate building, walkway and parking clearance.

Discussion/Information Items: The annual insurance policy for VEH 1 has been renewed as of June 3, 2020. The Board will request quotes for insurance policies approximately 90 days before the next renewal period to assure that coverage remains adequate and appropriate. Discussion regarding "Limited Common Areas", specifically decks and stairways. Repainting/resurfacing of these areas purely for cosmetic reasons are the responsibility of the owners, as referenced in the VEH Governing Documents and Declaration of Restrictions.

There was no other business; no homeowner/resident questions.

The meeting was adjourned at 4:46 PM. The next regular meeting date is Wednesday, August 5, 2020.

Respectfully submitted,
Claudia Christensen
July 3, 2020

Village at Elk Hills Association
Income & Expense Statement
For the Six Months Ending June 30, 2020

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	7,920.00	10,350.00	62,395.00	62,100.00
LATE FEES	0.00	8.33	52.50	49.98
Total Revenues	7,920.00	10,358.33	62,447.50	62,149.98
Expenses				
Management Fee	810.00	810.00	4,860.00	4,860.00
Accounting	0.00	0.00	100.00	100.00
Bank Charges	0.00	0.83	0.00	4.98
Legal Fees	0.00	8.33	0.00	49.98
Office / Postage	0.00	25.00	151.10	150.00
Licenses	0.00	0.00	25.00	25.00
Insurance	1,440.00	1,458.33	9,194.00	8,749.98
Power	138.45	250.00	1,150.18	1,500.00
Professional Fee	0.00	41.67	0.00	250.02
Water-Domestic	848.22	875.00	5,032.75	5,250.00
Water-Irrigation	0.00	1,525.00	0.00	2,725.00
Sewer	0.00	0.00	3,101.09	3,500.00
Plumbing Repair	0.00	166.67	750.00	1,000.02
Electrical Repair	0.00	125.00	0.00	750.00
Maintenance	726.48	416.67	2,262.11	2,500.02
Asphalt Maintenance	0.00	83.33	0.00	499.98
Building Repair	157.50	1,666.67	2,400.10	10,000.02
Painting	3,275.00	166.67	3,702.50	1,000.02
Snow Removal	0.00	0.00	3,441.93	8,000.00
Supplies-Maintenance	110.19	75.00	363.65	450.00
Yard Care/Improvement	1,271.60	2,800.00	2,748.90	7,100.00
Total Expenses	8,777.44	10,494.17	39,283.31	58,465.02
Net Income	\$ (857.44)	\$ (135.84)	\$ 23,164.19	\$ 3,684.96

Village at Elk Hills Association
Balance Sheet
June 30, 2020

ASSETS

Current Assets		
Cash in Checking	\$	28,480.78
Cash in Reserve		<u>52,528.69</u>
Total Current Assets		81,009.47
Property and Equipment		<u> </u>
Total Property and Equipment		0.00
Other Assets		<u> </u>
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>81,009.47</u></u>

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

Many owners at Village at Elk Hills are under the impression that their individual responsibility is contained entirely in the following statement from the Declaration of Unit Ownership

From Declaration of Unit Ownership 1 (n) page 3

Unit shall mean and refer to a separate interest in space and as shown and described in this Condominium Plan. Each Unit shall include the part of the building containing the Unit that lies within the boundaries of the Unit, which boundaries are as follows:

Upper and Lower Boundaries: The upper and lower boundaries of said Units shall be the following boundaries extended to an intersection with the perimetrical boundaries.

- (i) Upper Boundary: The plane of the underside of the ceiling (i.e. the inside surface of the interior drywall) but not including any beams, paneling, or wood covering said ceiling (which shall be part of the Unit).*
- (ii) Lower Boundary: The upper surface of the floor not including carpeting, tile or other floor covering (which shall be part of the Unit).*

Perimetrical Boundaries: The perimetrical boundaries of the Units shall be the following boundaries extended to an intersection with the upper and lower boundaries.

- (i) Exterior Building Walls: The intersecting vertical planes adjacent to and including the interior surface of the exterior walls bounding the units (i.e. the inside surface of the interior drywall of the outside walls).*
- (ii) Interior Building Walls: The inside surface of the interior walls separating the units (i.e. the inside surface of the interior drywall of the inside walls)..*

Most owners do not appear to be aware that their Village at Elk Hills Governing documents also provides for their individual responsibility for the maintenance/repair for certain limited common areas as described below:

From Village At Elk Hills #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

Definitions and Explanations of Limited Common Areas:

Limited Common Elements shall mean those Common Elements which are reserved for the use of fewer than all of the residents and guests of residents of the residential portion of THE VILLAGE AT ELK HILLS. Specifically, as to any given Owner or Owners, Limited Common Elements shall mean the following common elements located or situated on or associated with the Property, which are located within, affixed to or adjacent to the building containing the Owner's unit:

Balconies, patios, landings, stairways providing direct unit access, porches or stoops, walkways, garages and those driveways immediately in front of garages that accommodate parking, flues, ducts, cables, conduits, public utility lines, water, sewer, electrical, cable television lines and hot and cold water pipes (all such utility pipes and lines are limited common elements where they service fewer than all units, where they service all units they shall be general common elements), electric meter entrances, and fixtures or other portions of the building servicing only a particular unit or fewer than all of the units. Also included in the Limited Common Elements are any doorsteps, exterior doors, door frames and hardware incident thereto, screens and windows and other fixtures, and internal and external telephone wiring designed to serve a Unit but located outside the boundaries of the Unit. Reference:

VEH Declaration of Unit Ownership page 2 #1 (i)

"Limited Common Elements" means those portions of the Common Elements designated herein for the exclusive use of one (1) or more, but fewer than all, of the Owners and which is appurtenant to a Unit or Units as described in or shown on the Condominium Plan or deed of conveyance and pursuant to the provisions herein.

"Limited Common Elements shall consist of patios/balconies, stairways providing direct unit access, garages and those driveways immediately in front of garages that accommodate parking, porches or stoops, walkways, and landings as shown and described on the Condominium Plan, and any doorsteps, exterior doors, door frames and hardware incident thereto, screens and windows and other fixtures, and internal and external telephone wiring designed to serve a Unit but located outside the boundaries of the Unit. Reference VEH Declaration of Restrictions page 3 # 1.14: