

**The Village at Elk Hills
HOA 1 Board Meeting
Wednesday, August 5, 2020, 4PM
Meeting held via ZOOM**

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

Non board members present: Don and Jeannie Gandenberger, Linda Greiner

Call to order by John Nugent at 4:00 PM

Approval of minutes: There is an addition to the July 1, 2020 minutes. In addition to providing adequate building clearance, tree trimming will be done to improve fire safety and tree health. The remainder of the minutes were approved as written.

Treasurer Report: The financial statement for the six months ending June 30, 2020 was reviewed. There were no questions or clarifications.

Committee Updates

Landscaping: A motion was made to approve the bid from Able Tree Service to treat the Ash Trees that are infested with aphids. The treatment will occur in the fall with an injection into the tree that will be drawn into the tree in the spring. Motion passed.

There will be increased watering to the areas of brown grass on the compound. A bid has been obtained for weeding of the entire grounds, to be followed by a pet-friendly, organic weed-killer and then mulching. A map of the sprinkler system has not been able to be obtained.

Fire department personnel did a walk through of the compound. Suggestions were that trees overhanging the buildings should be trimmed (already planned). Hedges, particularly junipers, with dead and dying limbs are a fire hazard and should be trimmed or removed. Buildings and garages need dark, reflective numbers with larger fonts. Lighting around the numbers would be best but not essential. A map of the compound has been placed on the mobile data terminal so that firefighters and EMTs can access it. A suggestion was made to place garage numbers above the garage doors rather than on them, in the event the garage door is open.

Social/Picnic: Nothing to report.

Architectural: The stairwells and staircases of the all of the buildings, particularly 5108, are in need of painting, although none appear to be structurally deficient. There was discussion as to whether these areas are considered limited common areas and therefore the responsibility of the homeowner. Due to the aging of the buildings, painting of all staircases could run in the multiple thousands of dollars per building and would most likely result in an increase in dues and or assessments. No decision was made on this issue. A resolution will be drafted and presented at the next Board meeting.

There was discussion of approval for A/C installation at 5106 #5. The Board gives conditional approval provided the following conditions are met: For ground floor, the A/C unit should be blocked by vegetation and not cause a sound issue. For second floor, the unit should be placed on the roof, on a pad and skirted, consistent with other existing roof units.

Action Items: The Board ratified the roof vent for a gas stove installation in unit 5110 #8.

Discussion/Information Items:

It has come to our attention that someone placed copies of a Board resolution from 2013 on several cars on this property with information about parking highlighted. This was done without Board knowledge or approval. The Board would like to reassure residents that placing anonymous notices on their personal property is not how the Board behaves or handles allegations of violations. The person who left these acted solely on their own and clearly meant to give the impression of Board membership and approval. The Board apologizes for any uneasiness or discomfiture this interference with their property may have caused.

There is a procedure for residents who believe a violation has occurred, which is to notify the Board which will investigate and take appropriate action if necessary as outlined in the by-laws.

Also, according to our by-laws, the "...garages and those driveways immediately in front of garages that accommodate parking..." are designated as Limited Common Elements (1.14). This means that those spaces are to be considered as private as our patios or balconies.

The person who interfered with the personal property of our neighbors is reminded that there is a description of acceptable conduct in the by-laws, which states that the Board may take action against owners whose "...conduct that constitutes (a) an immediate and unreasonable infringement of, or threat to, the safety or quiet enjoyment of neighboring Owners..." (3.11.3).

It has also come to our attention that one of our owners has been calling an employee of Gatewest directly and repeatedly, making complaints and requesting work be done without going through the Board or Gatewest. Owners are reminded that the HOA pays for the time Gatewest employees spend at our property in addition to the monthly payments to Gatewest. Owners are also reminded that Gatewest employees and staff do not work for the HOA but for Gatewest, which sets their staff's schedules and work assignments. A suggestion has been made by a former Board member that if any owner requests any work be done without going through the Board for approval and without contacting Gatewest's office first, that owner should pay for the time the Gatewest employee is on site.

There were no Homeowner/Resident Forum/Questions.

The meeting was adjourned at 5 PM. The next regular meeting date will be Wednesday, September 2, 2020.

Respectfully submitted,

Claudia Christensen

8/8/2020