

**The Village at Elk Hills  
HOA 1 Board Meeting  
Wednesday, October 7, 2020, 4PM  
Meeting held via ZOOM**

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

**Board member absent:** Terri Goldich

**Non board members present:** Nancy Larum

**A.** Call to order by John Nugent at 4:01 PM

**B.** There was a point of clarification on the process for resignation and removal of board officers. This information can be found in the Bylaws (5.4 page 17). The Bylaws can be accessed on the website [villageatelkhills.com](http://villageatelkhills.com)

**C. Approval of minutes/Interim Items**

1. The September 3, 2020 board meeting minutes were approved as written.
2. The insulation in the attic above 5110 #7, which was damaged due to moisture from a dryer vent has been removed and replaced by Gatewest. The Board approves this repair.
3. The damaged and unsafe sidewalk in front of 5106 has been repaired. The Board approves emergency repairs totaling \$1025 to Pro Sweep.
4. A motion was made and seconded to renew Nature's Best contract for the coming year for grounds maintenance and snow removal.

**D. Treasurer Report:**

- a. The August 2020 financial statement was reviewed. There were no questions or comments.
- b. There was discussion of developing a budget for 2021. It was decided to table the discussion until the November meeting.

**E. Scheduled Items to be Heard by Board**

- a. Landscape: No report.
- b. There was discussion of replacement and repositioning of building/unit/garage numbers. Gatewest provided a quote of \$319.89 for non-reflective numbers. It was decided to request a quote for reflective numbers, since these will be easier to see in the dark. There was discussion as to how to number the separate garages and mail kiosk. No final decision was made.
- c. It has come to the attention of the Board that some of the VEH Governing Documents are contradictory, conflicting, and inconsistent. An effort is being made to clarify to the owners what parts of the units are the HOA's responsibility and what are the owner's. As the overriding VEH Governing Document, the VEH Declaration of Unit Ownership (the Condominium Plan) takes precedence over all the others, a Resolution (#001-2020) regarding windows and doors, is reviewed, discussed, and approved.
- d. As above, a Resolution (#002-2020) regarding Water Intrusion Damage, is reviewed, discussed, and approved
- e. The Board heard discussion by an owner regarding broken seals on windows, causing fogging between the panes. Lengthy discussion ensued. The owner is asked to review the VEH

Declaration of Unit Ownership, which clarifies responsibility for doors and windows within a perimeter wall.

f. There was discussion of whether to issue fines for owners who install 2nd floor flooring without Board approval as to the soundproofing quality. It was decided that this issue should be between the upper and lower occupants or buyers/sellers, and that fines should not be imposed by the HOA or Board.

g. In light of the fact that VEH Governing Documents can be confusing/conflicting, there was discussion as to whether a committee should be formed to recommend changes/ amendments. As this would require expense, legal assistance, and approval by at least 60% of the membership, there will not be an effort to rewrite or clarify the entirety of the documents at this time.

**F.** Owners are welcome and encouraged to attend Board meetings. The process for owners/ members to address the Board or participate in discussions or deliberations can be found in the Bylaws on the VEH website (4.8 page 14) **[villageatelhills.com](http://villageatelhills.com)**

**G.** The meeting was adjourned at 4:50 PM. Next regular meeting date- Wednesday, November 4, 2020.

Respectfully submitted,  
Claudia Christensen/Sec.  
October 9, 2020