



**Village at Elk Hills HOA1 Board Meeting
Agenda
January 6, 2021**

Join Zoom Meeting

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQzJsekxvU0JlVQTO9>

Meeting ID: 857 8170 0651

Passcode: 482769

One tap mobile

+12532158782,,85781700651#,,,,,0#,,482769# US (Tacoma)

+13462487799,,85781700651#,,,,,0#,,482769# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

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Agenda

- A. Call to Order
- B. Addition(s) to Agenda
- C. Approval of Minutes for December 2, 2020
- D. Treasurer's Report

Provisional budget for 2021 will be discussed and vote taken. Revisions to 2021 budget can be made when year-end results are received for 2020. If budget is accepted, the date for annual meeting can be set. The annual meeting will be held via Zoom.

E. President's Report

Discussion of several parking issues:

- a. Residents are reminded that we get two spaces – one in our garage and one either adjacent to our garages or in the lot. No resident should be using more than 2 spaces.
- b. One problem is for residents whose garages are in the stand-alone buildings or where parking behind the garage isn't possible. It may be desirable to assign the second space and mark them.
- c. A small, blue truck has been parked in the visitor lot without moving for several months. **The owner needs to move the truck or it will be towed.**
- d. There is a trailer parked in the overflow lot (on the east side of 5110). The bylaws will be reviewed to determine if storage of vehicles such as trailers and RVs is allowed on Village property.
- e. There has been an unregistered vehicle in the visitor lot so residents are reminded that all vehicles parked on Village property must be registered and in good working order.

2. Meeting Dates for 2021:

Feb 3, 2021 05:30 PM
Mar 3, 2021 05:30 PM
Apr 7, 2021 05:30 PM
May 5, 2021 05:30 PM
Jun 2, 2021 05:30 PM
Jul 7, 2021 05:30 PM

Aug 4, 2021 05:30 PM
Sep 1, 2021 05:30 PM
Oct 6, 2021 05:30 PM
Nov 3, 2021 05:30 PM
Dec 1, 2021 05:30 PM

The Zoom address and passcode should be the same for each meeting.

F. Public Forum

G. Adjournment

villageatelkhills.com

Gatewest Management: 406.728.7333 PO Box 8599 Missoula, MT 59807

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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	9,205.00	10,350.00	114,960.00	113,850.00
LATE FEES	(5.00)	8.33	112.50	91.63
Total Revenues	9,200.00	10,358.33	115,072.50	113,941.63
Expenses				
Management Fee	810.00	810.00	8,910.00	8,910.00
Accounting	0.00	0.00	100.00	100.00
Bank Charges	0.00	0.83	0.00	9.13
Legal Fees	0.00	8.33	0.00	91.63
Office / Postage	0.00	25.00	325.31	275.00
Licenses	0.00	0.00	25.00	25.00
Insurance	1,439.00	1,458.33	16,389.00	16,041.63
Power	177.48	250.00	1,867.72	2,750.00
Professional Fee	0.00	41.67	0.00	458.37
Water-Domestic	0.00	875.00	8,653.56	9,625.00
Water-Irrigation	0.00	0.00	4,243.12	8,500.00
Sewer	0.00	0.00	6,202.18	7,000.00
Plumbing Repair	0.00	166.67	816.50	1,833.37
Electrical Repair	0.00	125.00	0.00	1,375.00
Maintenance	559.38	416.67	6,455.38	4,583.37
Asphalt Maintenance	0.00	83.33	0.00	916.63
Building Repair	6,900.00	1,666.67	9,300.10	18,333.37
Painting	0.00	166.67	3,961.25	1,833.37
Snow Removal	438.00	2,500.00	3,879.93	12,500.00
Supplies-Maintenance	6.72	75.00	887.69	825.00
Yard Care/Improvement	1,199.90	0.00	18,595.28	14,500.00
Total Expenses	11,530.48	8,669.17	90,612.02	110,485.87
Net Income	\$ (2,330.48)	\$ 1,689.16	\$ 24,460.48	\$ 3,455.76

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Village at Elk Hills Association
Balance Sheet
November 30, 2020

ASSETS

Current Assets		
Cash in Checking	\$ 29,777.07	
Cash in Reserve	<u>52,528.69</u>	
Total Current Assets		82,305.76
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>82,305.76</u></u>

Village at Elk Hills Association
General Ledger Expenses

For the Period From Nov 1, 2020 to Nov 30, 2020

Filter Criteria includes: 1) IDs from 5000 to 5830. Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
5010 Management Fee	11/1/20			Beginning Balance			8,100.00
	11/2/20	003171	CDJ	Gatewest - Invoice: VEH 11/202	810.00		
				Current Period Change	810.00		810.00
	11/30/20			Ending Balance			8,910.00
5050 Accounting	11/1/20			Beginning Balance			100.00
	11/30/20			Ending Balance			100.00
5160 Office / Postage	11/1/20			Beginning Balance			325.31
	11/30/20			Ending Balance			325.31
5250 Licenses	11/1/20			Beginning Balance			25.00
	11/30/20			Ending Balance			25.00
5450 Insurance	11/1/20			Beginning Balance			14,950.00
	11/25/20	003180	CDJ	Berkley North Pacific - Invoice: 2	1,439.00		
				Current Period Change	1,439.00		1,439.00
	11/30/20			Ending Balance			16,389.00
5500 Power	11/1/20			Beginning Balance			1,690.24
	11/4/20	003172	CDJ	North Western Energy - Invoice:	19.14		
	11/4/20	003172	CDJ	North Western Energy - Invoice:	20.15		
	11/10/20	003173	CDJ	North Western Energy - Invoice:	19.53		
	11/10/20	003173	CDJ	North Western Energy - Invoice:	42.60		
	11/10/20	003173	CDJ	North Western Energy - Invoice:	10.90		
	11/10/20	003173	CDJ	North Western Energy - Invoice:	65.16		
				Current Period Change	177.48		177.48
	11/30/20			Ending Balance			1,867.72
5550 Water-Domestic	11/1/20			Beginning Balance			8,653.56
	11/30/20			Ending Balance			8,653.56
5551 Water-Irrigation	11/1/20			Beginning Balance			4,243.12
	11/30/20			Ending Balance			4,243.12
5600 Sewer	11/1/20			Beginning Balance			6,202.18
	11/30/20			Ending Balance			6,202.18
5710 Plumbing Repair	11/1/20			Beginning Balance			816.50
	11/30/20			Ending Balance			816.50
5725 Maintenance	11/1/20			Beginning Balance			5,896.00
	11/16/20	003176	CDJ	Gatewest - Invoice: 10/15/20 ma	271.25		
	11/20/20	003178	CDJ	Gatewest - Invoice: 10/31/20 ma	288.13		
				Current Period Change	559.38		559.38
	11/30/20			Ending Balance			6,455.38
5760 Building Repair	11/1/20			Beginning Balance			2,400.10
	11/10/20	003174	CDJ	Aaron Harrington - Invoice: 697	6,900.00		
				Current Period Change	6,900.00		6,900.00
	11/30/20			Ending Balance			9,300.10

Village at Elk Hills Association
General Ledger Expenses

For the Period From Nov 1, 2020 to Nov 30, 2020

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
5775 Painting	11/1/20			Beginning Balance			3,961.25
	11/30/20			Ending Balance			3,961.25
5795 Snow Removal	11/1/20			Beginning Balance			3,441.93
	11/10/20	003175	CDJ	Nature's Best, Inc. - Invoice: 148	438.00		
				Current Period Change	438.00		438.00
	11/30/20			Ending Balance			3,879.93
5810 Supplies-Maintenance	11/1/20			Beginning Balance			880.97
	11/20/20	003179	CDJ	Home Depot - Invoice: 6521532	6.72		
				Current Period Change	6.72		6.72
	11/30/20			Ending Balance			887.69
5830 Yard Care/Improvement	11/1/20			Beginning Balance			17,395.38
	11/10/20	003175	CDJ	Nature's Best, Inc. - Invoice: 148	317.90		
	11/20/20	003177	CDJ	ABLE Tree Service Inc. - Invoice	882.00		
				Current Period Change	1,199.90		1,199.90
	11/30/20			Ending Balance			18,595.28