



**Village at Elk Hills HOA1 Board Meeting  
Agenda  
February 3, 2021**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQzJsekxvU0JVQT09>

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)

Meeting ID: 857 8170 0651

Passcode: 482769

**Agenda**

A. Call to Order

B. Addition(s) to Agenda

C. Approval of Minutes for January 6, 2021

D. Treasurer's Report

1. Presentation of 2021 budget and vote.

E. President's Report

1. Website problem: The "Contact us" page had a problem with the email address which has been fixed. If anyone submitted a form to submit a work order and gotten no response, please resubmit the request.

2. Discussion and vote on resolution (attached).

3. Report on possibility of assigning second space.

4. Meeting Dates for 2021:

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 will 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**  
**Budget**

<b>Budget Year Jan 1 - Dec 31, 2021 proposed</b>			
	<b>2020 YTD as of 12/31/2020</b>	<b>2020 Budget</b>	<b>2021 Proposed Budget</b>
<b>Revenues</b>			
Monthly Dues	\$125,285.00	\$125,550.00	<b>\$134,100.00</b>
LATE FEES	\$132.50	\$100.00	<b>\$100.00</b>
Total Revenues	\$125,417.00	\$125,650.01	<b>\$134,200.00</b>
<b>Expenses</b>			
Meeting Expense	\$31.10	\$0.00	<b>\$186.00</b>
Management Fee	\$9,720.00	\$9,720.00	<b>\$9,720.00</b>
Accounting	\$100.00	\$100.00	<b>\$100.00</b>
Bank Charges	\$0.00	\$10.00	<b>\$10.00</b>
Legal	\$0.00	\$100.00	<b>\$100.00</b>
Office / Postage	\$325.31	\$300.00	<b>\$325.00</b>
Licenses/Memberships	\$25.00	\$25.00	<b>\$25.00</b>
Insurance	\$17,828.00	\$17,500.00	<b>\$19,000.00</b>
Power	\$2,041.48	\$3,000.00	<b>\$3,500.00</b>
Professional Fee	\$0.00	\$500.00	<b>\$500.00</b>
Water-Domestic	\$10,430.47	\$10,500.00	<b>\$11,000.00</b>
Water-Irrigation	\$4,243.12	\$8,500.00	<b>\$8,000.00</b>
Sewer	\$6,202.18	\$7,000.00	<b>\$7,500.00</b>
Electrical Repair	\$0.00	\$1,500.00	<b>\$1,500.00</b>
Plumbing Repair	\$816.50	\$2,000.00	<b>\$1,000.00</b>
Maintenance	\$8,088.37	\$5,000.00	<b>\$7,000.00</b>
Building Repair	\$9,300.10	\$20,000.00	<b>\$20,000.00</b>
Painting	\$3,961.25	\$2,000.00	<b>\$3,000.00</b>
Snow Removal	\$4,501.38	\$15,000.00	<b>\$12,000.00</b>
Supplies-Maintenance	\$1,042.47	\$900.00	<b>\$900.00</b>
Yard Care/Improvement	\$20,371.78	\$14,500.00	<b>\$18,000.00</b>
Asphalt Maintenance	\$0.00	\$1,000.00	<b>\$1,000.00</b>
Total Expenses	\$99,028.51	\$119,155.00	<b>\$124,366.00</b>
Net	\$24,460.48	\$6,495.00	<b>\$9,834.00</b>

Village at Elk Hills Association  
Income & Expense Statement  
For the Twelve Months Ending December 31, 2020

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
<b>Revenues</b>				
Monthly Dues	10,325.00	10,350.00	125,285.00	124,200.00
LATE FEES	20.00	8.37	132.50	100.00
<b>Total Revenues</b>	<u>10,345.00</u>	<u>10,358.37</u>	<u>125,417.50</u>	<u>124,300.00</u>
<b>Expenses</b>				
Annual Meeting Expense	31.10	0.00	31.10	0.00
Management Fee	810.00	810.00	9,720.00	9,720.00
Accounting	0.00	0.00	100.00	100.00
Bank Charges	0.00	0.87	0.00	10.00
Legal Fees	0.00	8.37	0.00	100.00
Office / Postage	0.00	25.00	325.31	300.00
Licenses	0.00	0.00	25.00	25.00
Insurance	1,439.00	1,458.37	17,828.00	17,500.00
Power	173.76	250.00	2,041.48	3,000.00
Professional Fee	0.00	41.63	0.00	500.00
Water-Domestic	1,776.91	875.00	10,430.47	10,500.00
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	166.63	816.50	2,000.00
Electrical Repair	0.00	125.00	0.00	1,500.00
Maintenance	1,632.99	416.63	8,088.37	5,000.00
Asphalt Maintenance	0.00	83.37	0.00	1,000.00
Building Repair	0.00	1,666.63	9,300.10	20,000.00
Painting	0.00	166.63	3,961.25	2,000.00
Snow Removal	621.45	2,500.00	4,501.38	15,000.00
Supplies-Maintenance	154.78	75.00	1,042.47	900.00
Yard Care/Improvement	1,776.50	0.00	20,371.78	14,500.00
<b>Total Expenses</b>	<u>8,416.49</u>	<u>8,669.13</u>	<u>99,028.51</u>	<u>119,155.00</u>
<b>Net Income</b>	<u>\$ 1,928.51</u>	<u>\$ 1,689.24</u>	<u>\$ 26,388.99</u>	<u>\$ 5,145.00</u>

Village at Elk Hills Association  
Balance Sheet  
December 31, 2020

ASSETS

Current Assets		
Cash in Checking	\$ 31,705.58	
Cash in Reserve	<u>52,528.69</u>	
Total Current Assets		84,234.27
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>84,234.27</u></u>

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Dec 1, 2020 to Dec 31, 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
5000 Annual Meeting Expense	12/1/20			Beginning Balance			
	12/7/20	003184	CDJ	Terri Goldich - Annual Meeting E	15.55		
	12/30/20	003194	CDJ	Terri Goldich - Invoice: ZOOM D	15.55		
				Current Period Change	31.10		31.10
	12/31/20			Ending Balance			31.10
5010 Management Fee	12/1/20			Beginning Balance			8,910.00
	12/1/20	003181	CDJ	Gatewest - Invoice: VEH 12/202	810.00		
				Current Period Change	810.00		810.00
	12/31/20			Ending Balance			9,720.00
5050 Accounting	12/1/20			Beginning Balance			100.00
	12/31/20			Ending Balance			100.00
5160 Office / Postage	12/1/20			Beginning Balance			325.31
	12/31/20			Ending Balance			325.31
5250 Licenses	12/1/20			Beginning Balance			25.00
	12/31/20			Ending Balance			25.00
5450 Insurance	12/1/20			Beginning Balance			16,389.00
	12/23/20	003192	CDJ	Berkley North Pacific - Invoice: 2	1,439.00		
				Current Period Change	1,439.00		1,439.00
	12/31/20			Ending Balance			17,828.00
5500 Power	12/1/20			Beginning Balance			1,867.72
	12/10/20	003186	CDJ	North Western Energy - Invoice:	70.69		
	12/10/20	003186	CDJ	North Western Energy - Invoice:	19.66		
	12/10/20	003186	CDJ	North Western Energy - Invoice:	21.28		
	12/10/20	003186	CDJ	North Western Energy - Invoice:	51.25		
	12/10/20	003186	CDJ	North Western Energy - Invoice:	10.88		
				Current Period Change	173.76		173.76
	12/31/20			Ending Balance			2,041.48
5550 Water-Domestic	12/1/20			Beginning Balance			8,653.56
	12/10/20	003185	CDJ	Missoula Water - Invoice: 11379	115.50		
	12/10/20	003185	CDJ	Missoula Water - Invoice: 07042	136.70		
	12/10/20	003185	CDJ	Missoula Water - Invoice: 07020	165.56		
	12/10/20	003185	CDJ	Missoula Water - Invoice: 07042	123.42		
	12/10/20	003185	CDJ	Missoula Water - Invoice: 07041	178.43		
	12/10/20	003185	CDJ	Missoula Water - Invoice: 07042	165.02		
	12/17/20	003189	CDJ	Missoula Water - Invoice: 07042	134.78		
	12/17/20	003189	CDJ	Missoula Water - Invoice: 07042	123.42		
	12/17/20	003189	CDJ	Missoula Water - Invoice: 07020	167.48		
	12/17/20	003189	CDJ	Missoula Water - Invoice: 07041	178.43		
	12/17/20	003189	CDJ	Missoula Water - Invoice: 11379	117.41		
	12/17/20	003189	CDJ	Missoula Water - Invoice: 07042	170.76		
				Current Period Change	1,776.91		1,776.91
	12/31/20			Ending Balance			10,430.47
5551 Water-Irrigation	12/1/20			Beginning Balance			4,243.12
	12/31/20			Ending Balance			4,243.12
5600 Sewer	12/1/20			Beginning Balance			6,202.18

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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
	12/31/20			Ending Balance			6,202.18
5710 Plumbing Repair	12/1/20			Beginning Balance			816.50
	12/31/20			Ending Balance			816.50
5725 Maintenance	12/1/20			Beginning Balance			6,455.38
	12/3/20	003182	CDJ	Gatewest - Invoice: 11/30/20 ma	375.00		
	12/3/20	003182	CDJ	Gatewest - Invoice: 11/15/20 ma	1,232.50		
	12/30/20	003193	CDJ	Gatewest - Invoice: Maintenanc	25.49		
				Current Period Change	1,632.99		1,632.99
	12/31/20			Ending Balance			8,088.37
5760 Building Repair	12/1/20			Beginning Balance			9,300.10
	12/31/20			Ending Balance			9,300.10
5775 Painting	12/1/20			Beginning Balance			3,961.25
	12/31/20			Ending Balance			3,961.25
5795 Snow Removal	12/1/20			Beginning Balance			3,879.93
	12/10/20	003187	CDJ	Nature's Best, Inc. - Invoice: 210	621.45		
				Current Period Change	621.45		621.45
	12/31/20			Ending Balance			4,501.38
5810 Supplies-Maintenance	12/1/20			Beginning Balance			887.69
	12/4/20	003183	CDJ	Lowes - Invoice: 29545	1.89		
	12/14/20	003188	CDJ	Gatewest - Invoice: Amazon 10/	120.18		
	12/14/20	003188	CDJ	Gatewest - Invoice: 330372 Nov	6.00		
	12/17/20	003190	CDJ	Ace Hardware - Invoice: 218195	19.99		
	12/17/20	003191	CDJ	Home Depot - Invoice: 1090133	6.72		
				Current Period Change	154.78		154.78
	12/31/20			Ending Balance			1,042.47
5830 Yard Care/Improvement	12/1/20			Beginning Balance			18,595.28
	12/10/20	003187	CDJ	Nature's Best, Inc. - Invoice: 210	654.50		
	12/10/20	003187	CDJ	Nature's Best, Inc. - Invoice: 210	1,122.00		
				Current Period Change	1,776.50		1,776.50
	12/31/20			Ending Balance			20,371.78



February 3, 2021

**Declaration of Restrictions 5.3.13:**

“The Board, in its discretion, may adopt reasonable rules governing the operation, maintenance, storage and parking of any vehicle, including but not limited to trucks, campers, recreational vehicles, trailers, boats or commercial vehicles on the Common Elements. Any vehicles violating the rules may be removed as provided in Section 3.6.8.”

**Resolution:**

The Board of the Village at Elk Hills is resolved to adopt reasonable rules governing the operation, maintenance, storage, and parking of vehicles such as but not limited to trucks, campers, recreational vehicles, trailers, boats, or commercial vehicles on the Common Elements. This means that these vehicles are not allowed to be parked or stored for any period of more than 72 hours in the parking lots or in any other space on VEH property. Commercial vehicles that are work vehicles for residents are allowed as long as these vehicles are used consistently, do not take up more than one legal space, are not stored, are in good working order and registered, and are one of the two vehicles allowed per unit. Residents’ personal vehicles must also be kept in good working order and registered. Unregistered and/or non-functioning vehicles will be removed per Section 3.6.8.

\_\_\_\_\_ Date: \_\_\_\_\_

Claudia Christensen

\_\_\_\_\_ Date: \_\_\_\_\_

Terri J. Goldich

\_\_\_\_\_ Date: \_\_\_\_\_

Jeanne Gandenberger

\_\_\_\_\_ Date: \_\_\_\_\_

Sheryll Rainey

**Villageatelkhills.com**

Gatewest Management: 406.728.7333 PO Box 8599 Missoula, MT 59807