

**Village at Elk Hills HOA1
Annual Board Meeting
Agenda
May 5, 2021 5:30pm**

Join Zoom Meeting

[https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQz\)selowUOJVQT09](https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQz)selowUOJVQT09)

Meeting ID: 857 8170 0651

Passcode: 482769

One tap mobile

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

Dial by your location

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+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)

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Agenda

A. Call to Order

B. Treasurer's Report

1. Review of 2020 Year-end Statement
2. Review of March 2021 Budget Statement

C. President's Report

1. Board Membership

- a. Thank you and farewell to Claudia Christensen, leaving the Board after 4 years as secretary/treasurer.
- b. Introduction of new Board Member Emily Porzia. Other residents are

considering volunteering to fill the remaining seat.

2. Discussion of pet policy 5.3.10 specifically "...no more than two (2) domestic dogs or cats of less than twenty-five (25) pounds..."

The Board has been discussing how to effectively enforce this policy and ensure that all residents, owners and tenants alike, are aware of and comply with the policy. As an informational letter goes out, the same will be posted in the mail kiosk, in the minutes of this meeting, and on the website.

3. Meeting Dates for 2021. All meetings begin at 5:30pm:

May 5 Annual Meeting followed by monthly meeting
June 2
July 7
Aug. 4
Sept. 1
Oct. 6
Nov. 3
Dec. 1

The Zoom address and passcode will be the same for each meeting. The Board intends to keep meetings on Zoom to ensure accessibility.

4. Adjournment

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
Revenues				
Monthly Dues	10,325.00	10,350.00	125,285.00	124,200.00
LATE FEES	20.00	8.37	132.50	100.00
Total Revenues	10,345.00	10,358.37	125,417.50	124,300.00
Expenses				
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
Total Expenses	8,416.49	8,669.13	99,028.51	119,155.00
Net Income	\$ 1,928.51	\$ 1,689.24	\$ 26,388.99	\$ 5,145.00

Village at Elk Hills Association
Balance Sheet
December 31, 2020

ASSETS

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

Village at Elk Hills Association
Income & Expense Statement
For the Three Months Ending March 31, 2021

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	10,310.00	11,250.00	33,345.00	32,850.00
LATE FEES	0.00	8.33	(5.00)	24.99
Total Revenues	10,310.00	11,258.33	33,340.00	32,874.99
Expenses				
Meeting Expense	0.00	15.50	15.55	46.50
Management Fee	810.00	810.00	2,430.00	2,430.00
Accounting	125.00	0.00	125.00	0.00
Bank Charges	0.00	0.83	0.00	2.49
Legal Fees	0.00	8.33	0.00	24.99
Office / Postage	0.00	27.08	62.40	81.24
Licenses	0.00	0.00	25.00	0.00
Insurance	1,439.00	1,583.33	4,317.00	4,749.99
Power	174.82	291.67	545.96	875.01
Professional Fee	0.00	41.67	0.00	125.01
Water-Domestic	826.15	916.67	1,745.78	2,750.01
Sewer	623.90	0.00	623.90	3,750.00
Plumbing Repair	0.00	83.33	0.00	249.99
Electrical Repair	0.00	125.00	878.25	375.00
Maintenance	295.23	583.33	517.87	1,749.99
Asphalt Maintenance	0.00	83.33	0.00	249.99
Building Repair	0.00	1,666.67	0.00	5,000.01
Painting	0.00	250.00	0.00	750.00
Snow Removal	3,678.50	2,000.00	6,356.00	6,000.00
Supplies-Maintenance	9.00	75.00	36.27	225.00
Total Expenses	7,981.60	8,561.74	17,678.98	29,435.22
Net Income	\$ 2,328.40	\$ 2,696.59	\$ 15,661.02	\$ 3,439.77

Village at Elk Hills Association
Balance Sheet
March 31, 2021

ASSETS

Current Assets		
Cash in Checking	\$ 30,661.02	
Cash in Reserve	63,410.00	
Roof Fund	5,824.27	
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Total Current Assets		99,895.29
Property and Equipment		
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Total Property and Equipment		0.00
Other Assets		
	<hr/>	
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>99,895.29</u>

Village at Elk Hills Association
Budget

Budget Year Jan 1 - Dec 31, 2021-Approved 02/03/2021			
	2020 YTD as of 12/31/2020	2020 Budget	2021 Budget
Revenues			
Monthly Dues	\$125,285.00	\$125,550.00	\$134,100.00
LATE FEES	\$132.50	\$100.00	\$100.00
Total Revenues	\$125,417.00	\$125,650.01	\$134,200.00
Expenses			
Meeting Expense	\$31.10	\$0.00	\$186.00
Management Fee	\$9,720.00	\$9,720.00	\$9,720.00
Accounting	\$100.00	\$100.00	\$100.00
Bank Charges	\$0.00	\$10.00	\$10.00
Legal	\$0.00	\$100.00	\$100.00
Office / Postage	\$325.31	\$300.00	\$325.00
Licenses/Memberships	\$25.00	\$25.00	\$25.00
Insurance	\$17,828.00	\$17,500.00	\$19,000.00
Power	\$2,041.48	\$3,000.00	\$3,500.00
Professional Fee	\$0.00	\$500.00	\$500.00
Water-Domestic	\$10,430.47	\$10,500.00	\$11,000.00
Water-Irrigation	\$4,243.12	\$8,500.00	\$8,000.00
Sewer	\$6,202.18	\$7,000.00	\$7,500.00
Electrical Repair	\$0.00	\$1,500.00	\$1,500.00
Plumbing Repair	\$816.50	\$2,000.00	\$1,000.00
Maintenance	\$8,088.37	\$5,000.00	\$7,000.00
Building Repair	\$9,300.10	\$20,000.00	\$20,000.00
Painting	\$3,961.25	\$2,000.00	\$3,000.00
Snow Removal	\$4,501.38	\$15,000.00	\$12,000.00
Supplies-Maintenance	\$1,042.47	\$900.00	\$900.00
Yard Care/Improvement	\$20,371.78	\$14,500.00	\$18,000.00
Asphalt Maintenance	\$0.00	\$1,000.00	\$1,000.00
Total Expenses	\$99,028.51	\$119,155.00	\$124,366.00
Net	\$24,460.48	\$6,495.00	\$9,834.00

The Village at Elk Hills
HOA 1 Annual Meeting Minutes
Monday, May 4, 2020 6 PM
Meeting held via ZOOM

Attendees: John Nugent, Claudia Christensen, Terri Goldich, Sheryll Rainey, Bob Worthington, Dave Miewald, Nancy Larum, Linda Greiner, Jeanne Gandenburger

Call to Order: The meeting was called to order at 6:07 PM by John Nugent. As there is no quorum, the meeting will be informational only.

Approval of final agenda: No items were added.

Nomination/Election of Board Members for two-year term: As there is no quorum, the board members with terms expiring in 2020 will remain on the board for an additional year.

Treasurer Report: The 2019 year end Financial Statement and 2020 Operating Budget were reviewed. There were no comments or questions.

Homeowner/Resident Forum/Questions:

1. Painting of the trim has been completed. There was a request for leftover paint that could be used for owners to touch up patio areas. Dave will get stock number for paint so that some can be available for this use.
2. Owners have asked about the possibility of installing air conditioning in their units. As there are different configurations and considerations for each unit, each will be considered individually taking noise and aesthetics into account.
3. Tree trimming was discussed. This will be an item for the board to review at a future meeting.
4. Republic Services will be requiring customers to use Republic's trash receptacles, rather than their own containers, as of June 1. There are two sizes available. Owners can contact Republic, 543-3157 for questions.

Other Business: There was no other business.

Adjournment: The annual meeting adjourned at 6:32 PM. A board meeting started immediately afterward for the purpose of electing Board Officers.

VEH 1 Board Meeting

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

Election of board officers:

1. John Nugent, President, is nominated and elected to Board of Directors for the next term.
2. Bob Worthington, Vice President, is nominated and elected to Board of Directors for the next term.
3. Claudia Christensen, Sec/Treasurer, is nominated and elected to Board of Directors for the next term.

Adjournment: The meeting was adjourned at 6:50 PM. The next regular Board Meeting will be Wednesday, June 3, 2020, at 4PM.

Respectfully submitted,
Claudia Christensen, Secretary HOA 1
May 5, 2020