

Village at Elk Hills HOA1

Board Meeting

Agenda

May 5, 2021 5:30pm following annual meeting

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

+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. Additions to agenda

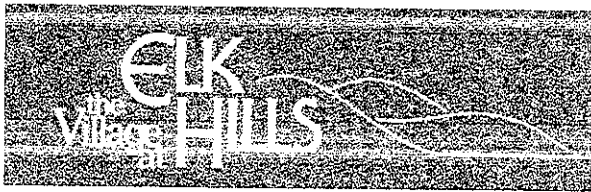
C. Review of April 2021 minutes

D. Treasurer's Report

Review of March 2021 Budget Statement

E. President's Report

1. Landscape work



- a. Cleanup on April 13, 2021.
 - b. Spring start-up of irrigation system completed week of April 19. Some problems flagged for resolution. Landscape walk-through April 27 completed with landscape log updated. Fungicide to be applied to areas on south and west lawns for necrotic ring spot. Budget priority is removal of dead/dying vegetation. Replacements will be planned as budget allows.
2. Board Membership (item from annual meeting; repeat if necessary)
 - a. Thank you and farewell to Claudia Christensen, leaving the Board after 4 years as secretary/treasurer.
 - b. Introduction of new Board Members Emily Porzia and Laurie Welch-Jesness.
3. Meeting Dates for 2021. All meetings begin at 5:30pm:

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 indefinitely to ensure accessibility.

F. Public Forum

G. Adjournment

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

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ASSETS

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

**The Village at Elk Hills
HOA 1 Board Meeting
Wednesday, April 7, 2021 5:30 PM
Meeting held via Zoom**

Board members present: Claudia Christensen, Terri Goldich, Jeanne Gandenberger, Sheryll Rainey

Non board members present: Joel Shechter

Call to order by Terri Goldich, Pres. at 5:30 PM

Additions to agenda: Terri adds discussion regarding dogs, as well as continuing meetings via Zoom.

Approval of minutes: The minutes of the February 2021 Board meeting were approved without corrections or additions. There was no Board meeting in March.

Treasurer Report: The financial statement for the two months ending February 28, 2021 was reviewed. Total assets currently \$97,566.89. Expenses are well within the budget. Snow removal expenses were significantly below the budgeted amount for this winter. There are no anticipated large expenses, so excess funds can be allocated to the "Roof Fund" for future replacements. There were no questions or clarifications regarding the financial statements.

President's Report:

1. Parking issues: The trailer that was parked in the upper overflow lot has been removed. A reminder that each unit has the use of two parking spaces; one in their garage and the other either behind the garage or in another legal parking space on the grounds. As about one third of residents are not able to park behind their garage due to space issues, if you are able to use the space behind your garage, please do so to keep the lot spaces open.
2. A complaint has been received of five or so skateboarders using the property. This could present a safety hazard for others. Please refer to Declaration of Restrictions 5.3.11 regarding any activity that "unreasonably threatens the health, safety and welfare of other residents".
3. Spring clean-up is scheduled for 4/9/21. Gatewest is in the process of reviewing Nature's Best contract for renewal. Dates for the start-up of irrigation is unknown at this time.
4. On 4/1/21 Gatewest staff member, Si, and Homestead Exteriors Aaron Harrington did an architectural walk-around of the property. A report of the issues is expected in the near future.
5. One of the vacancies on the Board has been filled. There is still one vacancy for a position that will be open in June. If you are interested in filling this position, please email Terri at tgoldichsnet.net.
6. The required annual meeting will be on May 5, 2021 via Zoom (same address as monthly meetings). The agenda will consist of budget review and approval of the slate of officers. The annual meeting will be followed by the regular monthly meeting.
7. Dogs: Residents are reminded that it is required to have board permission to have a dog over 25 pounds. It is also required that owners pick up dog waste (this is noted to be a problem) and to keep their dogs on leash or under voice command at all times.
8. Meetings will continue to be held via Zoom for the foreseeable future. This has been a convenient way for owners to attend, whether they are physically unable to attend, are out of state, or feel safest not attending in-person meetings. The small monthly charge for the meetings will continue to be added into the budget.

Public Forum:

1. There was discussion of the problem of gutters clogging with leaves. A suggestion was made to look into leaf guards to install on the gutters to prevent this from happening. Cleaning of the gutters will be in the fall after the last of the leaves have (hopefully) fallen.
2. A suggestion was made to change the title of Board position "Secretary/Treasurer", to simply "Secretary". As Gatewest does the books, collects dues, pays bills, etc, there is no need for a Board member to take this on. Historically, Gatewest has produced the annual budget, which is presented at the May meeting. The Board will still review the financial statements at the monthly meeting, and will have input as to the annual budget and monthly expenses, so no actual duties will change.
3. The "Visitor" signs in the parking lots are confusing. Terri will look into having them removed. This will be on the agenda for the next meeting.
4. A suggestion was made to have an informal "get-together" on the common area in the summer or early fall. Residents can gather, bring something to drink and get to know their neighbors, many of whom are new. Stay tuned! And welcome to all new residents!

The meeting was adjourned at 6:03 PM.

Respectfully submitted,
Claudia Christensen, Sec
Villageatelkhills.com
April 8, 2021