



Village at Elk Hills HOA1

Board Meeting

Agenda

June 2, 2021 5:30pm

Join Zoom Meeting

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQzJsekxvU0JlVQ09>

Meeting ID: 857 8170 0651

Passcode: 482769

One tap mobile

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

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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 DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 857 8170 0651

Passcode: 482769

Find your local number: <https://us02web.zoom.us/j/kqtsceCaX>

Agenda

A. Call to Order

B. Additions to agenda

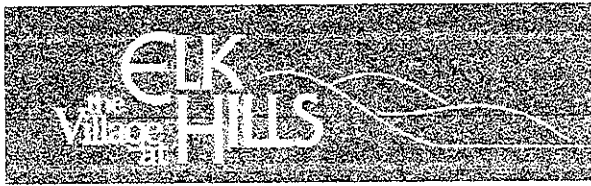
C. Review of May 2021 minutes

D. Treasurer's Report

Review of April 2021 Budget Statement

E. President's Report

1. Board member terms



2. "Visitor only" signs in parking lots

Unassigned means spaces without h'cap, load zone, or visitor designations. These are for residents without second space, visitors, contractors, etc.

Overflow (east end of 5100)= 7 spaces, unassigned

Between 5100-5102 = 3 spaces, unassigned

Behind 5100 = 4 spaces, unassigned

Behind 5110 = 4 spaces, unassigned

Kiosk lot = 15 spaces total

2 HCap, 1 with visitor sign

4 visitor only signs = 5 spaces

1 Load Zone = 1 space

7 regular parking spaces, unassigned

"Visitor only" signs are confusing and no one pays any attention to them anyway.

Scenario 1: remove all visitor only signs in the lot.

Scenario 2: remove the ones on the west side and one at the south end of the lot, and indicate on the two remaining signs on the east side using arrows that the spaces between them are reserved for visitors. That would make it more clear that those spaces are reserved and that other spaces are available (other than handicapped and load zone) for residents.

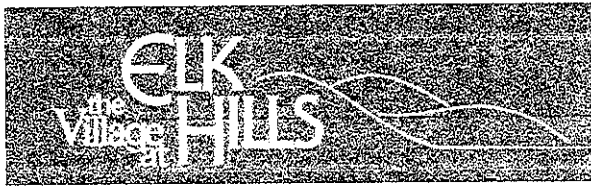
No parking signs:

There are "no parking" signs at the end of 5108 and in front of 5104 (2), 5100 (1) and 5110 (3).

We could recommend that the ones at the end of 5108 remain, and that we ask residents for their input on whether the remaining ones should stay. "No parking in roadways" will be added to the stationary sign for the small piece of land in front of and to the right of the mail kiosk, with a ground level light installed for illumination. There has been a request for a "no parking" sign across from the garage on the north side of mail kiosk.

3. Informational sign at entrance: Suggestions are:

Schematic of buildings (HOA 1 & HOA 2 buildings could be in different colors with a small notation on the map.)



No parking in roadways Roadways must be kept clear for emergency vehicle access.

For the safety of residents & wildlife, please . . .

5 mph Speed Limit Drive slowly

All dogs on leashes

Private Property

No soliciting

4. Landscaping reports: Fungicide was applied to areas on south and west lawns for necrotic ring spot and treatment will need to be repeated in a few weeks.

The first phase of removal of dead/dying vegetation was done on Friday May 21. Removal will continue in phases. Replacements will be planned as budget allows.

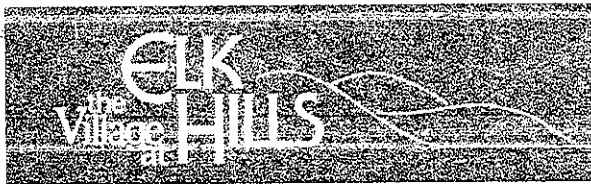
The fungus Cedar-Apple Rust has been identified in the juniper in front of 5110 and has been treated. Treatment will be repeated every two to three weeks to prevent spread.

F. Meeting Dates for 2021. All meetings begin at 5:30pm and will be via Zoom:

July 7
Aug. 4
Sept. 1
Oct. 6
Nov. 3
Dec. 1

F. Public Forum

G. Adjournment



Village at Elk Hills HOA1

Board Meeting

Minutes

May 5, 2021 6:10pm

Board Attending: Terri J. Goldich, Emily Porzia, Jeanne Gandenberger

Public Attending: Joel Schechter

Board Not Attending: Laurie Jesness, Sheryll Rainey

- A. The meeting was called to order at 6:10pm.
- B. Additions to agenda: The June meeting will include discussions on Board member terms, "visitor only" signs in parking lots, and an informational sign at Village entrance.
- C. Review of April 2021 minutes: Accepted as written.
- D. Treasurer's Report: No questions on 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.
- F. Meeting Dates for 2021. All meetings begin at 5:30pm:
 - June 2
 - July 7
 - Aug. 4
 - Sept. 1
 - Oct. 6



**Village at Elk Hills HOA1
Annual Board Meeting
Minutes**

May 5, 2021

5:30pm

Board Attending: Terri J. Goldich, Sheryll Rainey, Jeanne Gandenberger

Not Attending: Claudia Christensen

Public Attending: Emily Porzia, Laurie Jesness, David Miewald, Joel Schechter, Linda Greiner, Kim Cook

A. The meeting was called to order at 5:30pm.

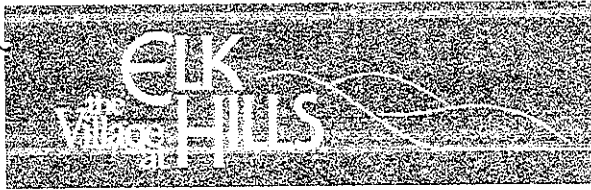
B. Treasurer's Report: The 2020 Year-end statement and March 2021 budget statement were reviewed. There were no questions.

C. Board Membership: The Board thanked Claudia Christensen for her years of service to the HOA1 Board as this meeting was her last day of service. New members Emily Porzia and Laurie Jesness were introduced and welcomed to the Board. (As no general membership quorum was reached, no vote was taken).

D. Pet policy: The following statement was affirmed unanimously. A copy will be sent to all owners with these minutes, posted in the kiosk, and added to the website:

As of this date, the Board affirms the bylaw 5.3.10 that..." no more than two (2) domestic dogs or cats of less than twenty-five (25) pounds..." will be allowed to be kept on the property. The Board will enforce 5.3.10 and grandfather animals that have been exempted by prior Boards with the stipulation that going forward, the rule will be followed. Residents who are not in compliance are expected to come into compliance when possible. Waivers will be for service/support dogs only with appropriate documentation. All owners will be reminded of this bylaw and their responsibility to inform potential buyers, realtors, and renters. Owners of properties with larger dogs which have not been exempted by prior Boards will be notified that they are not in compliance with this bylaw.

The Board also affirms other aspects of 5.3.10, which are that no pets may interfere with any residents' peaceful and quiet enjoyment of the property; no



pets are allowed to roam unrestricted and will be kept on leashes on the property; and all pet waste will be cleaned up immediately.

E. In order to keep required records with Claudia Christensen's resignation, Terri J. Goldich will assume the duties of secretary until someone may be appointed. The position of treasurer will be returned to the property management company, Gatewest Management.

F. The meeting was adjourned at 6:05pm.

Respectfully submitted,

Terri J. Goldich
President
May 10, 2021

Village at Elk Hills Association
Income & Expense Statement
For the Four Months Ending April 30, 2021

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	13,560.00	11,250.00	46,905.00	44,100.00
LATE FEES	0.00	8.33	(5.00)	33.32
Total Revenues	13,560.00	11,258.33	46,900.00	44,133.32
Expenses				
Meeting Expense	0.00	15.50	15.55	62.00
Management Fee	810.00	810.00	3,240.00	3,240.00
Accounting	0.00	100.00	125.00	100.00
Bank Charges	0.00	0.83	0.00	3.32
Legal Fees	0.00	8.33	0.00	33.32
Office / Postage	143.35	27.08	205.75	108.32
Licenses	0.00	25.00	25.00	25.00
Insurance	0.00	1,583.33	4,317.00	6,333.32
Power	146.28	291.67	692.24	1,166.68
Professional Fee	0.00	41.67	0.00	166.68
Water-Domestic	1,652.29	916.67	3,398.07	3,666.68
Sewer	1,097.82	0.00	1,721.72	3,750.00
Plumbing Repair	0.00	83.33	0.00	333.32
Electrical Repair	0.00	125.00	878.25	500.00
Maintenance	238.50	583.33	756.37	2,333.32
Asphalt Maintenance	0.00	83.33	0.00	333.32
Building Repair	0.00	1,666.67	0.00	6,666.68
Painting	0.00	250.00	0.00	1,000.00
Snow Removal	219.00	0.00	6,575.00	6,000.00
Supplies-Maintenance	16.98	75.00	53.25	300.00
Yard Care/Improvement	0.00	3,000.00	0.00	3,000.00
Total Expenses	4,324.22	9,686.74	22,003.20	39,121.96
Net Income	\$ 9,235.78	\$ 1,571.59	\$ 24,896.80	\$ 5,011.36

Village at Elk Hills Association
General Ledger Expenses

For the Period From Apr 1, 2021 to Apr 30, 2021

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 Meeting Expense	4/1/21			Beginning Balance			15.55
	4/30/21			Ending Balance			15.55
5010 Management Fee	4/1/21			Beginning Balance			2,430.00
	4/16/21	003220	CDJ	Gatewest - Invoice: VEH 4/2021	810.00		
				Current Period Change	810.00		810.00
	4/30/21			Ending Balance			3,240.00
5050 Accounting	4/1/21			Beginning Balance			125.00
	4/30/21			Ending Balance			125.00
5160 Office / Postage	4/1/21			Beginning Balance			62.40
	4/28/21	003222	CDJ	Gatewest - Invoice: VEH 4/21/20	143.35		
				Current Period Change	143.35		143.35
	4/30/21			Ending Balance			205.75
5250 Licenses	4/1/21			Beginning Balance			25.00
	4/30/21			Ending Balance			25.00
5450 Insurance	4/1/21			Beginning Balance			4,317.00
	4/30/21			Ending Balance			4,317.00
5500 Power	4/1/21			Beginning Balance			545.96
	4/9/21	003217	CDJ	North Western Energy - Invoice:	45.49		
	4/9/21	003217	CDJ	North Western Energy - Invoice:	63.21		
	4/9/21	003217	CDJ	North Western Energy - Invoice:	17.91		
	4/9/21	003217	CDJ	North Western Energy - Invoice:	19.67		
				Current Period Change	146.28		146.28
	4/30/21			Ending Balance			692.24
5550 Water-Domestic	4/1/21			Beginning Balance			1,745.78
	4/9/21	003216	CDJ	City of Missoula - Invoice: 11379	104.99		
	4/9/21	003216	CDJ	City of Missoula - Invoice: 07042	154.25		
	4/9/21	003216	CDJ	City of Missoula - Invoice: 07020	154.79		
	4/9/21	003216	CDJ	City of Missoula - Invoice: 07041	188.73		
	4/9/21	003216	CDJ	City of Missoula - Invoice: 07042	112.65		
	4/9/21	003216	CDJ	City of Missoula - Invoice: 07042	99.24		
	4/28/21	003221	CDJ	City of Missoula - Invoice: 07020	112.65		
	4/28/21	003221	CDJ	City of Missoula - Invoice: 07042	114.57		
	4/28/21	003221	CDJ	City of Missoula - Invoice: 07041	196.39		
	4/28/21	003221	CDJ	City of Missoula - Invoice: 07042	120.31		
	4/28/21	003221	CDJ	City of Missoula - Invoice: 11379	116.48		
	4/28/21	003221	CDJ	City of Missoula - Invoice: 07042	177.24		
				Current Period Change	1,652.29		1,652.29
	4/30/21			Ending Balance			3,398.07
5600 Sewer	4/1/21			Beginning Balance			623.90
	4/9/21	003216	CDJ	City of Missoula - Invoice: 07042	86.24		
	4/9/21	003216	CDJ	City of Missoula - Invoice: 07042	99.37		
	4/9/21	003216	CDJ	City of Missoula - Invoice: 07020	97.77		
	4/9/21	003216	CDJ	City of Missoula - Invoice: 07042	95.50		
	4/9/21	003216	CDJ	City of Missoula - Invoice: 07041	96.91		
	4/9/21	003216	CDJ	City of Missoula - Invoice: 11379	73.19		
	4/28/21	003221	CDJ	City of Missoula - Invoice: 07020	99.82		
	4/28/21	003221	CDJ	City of Missoula - Invoice: 07042	96.25		
	4/28/21	003221	CDJ	City of Missoula - Invoice: 07042	85.25		

Village at Elk Hills Association
General Ledger Expenses

For the Period From Apr 1, 2021 to Apr 30, 2021

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
	4/28/21	003221	CDJ	City of Missoula - Invoice: 07041	98.33		
	4/28/21	003221	CDJ	City of Missoula - Invoice: 11379	73.32		
	4/28/21	003221	CDJ	City of Missoula - Invoice: 07042	95.87		
				Current Period Change	1,097.82		1,097.82
	4/30/21			Ending Balance			1,721.72
5720 Electrical Repair	4/1/21			Beginning Balance			878.25
	4/30/21			Ending Balance			878.25
5725 Maintenance	4/1/21			Beginning Balance			517.87
	4/16/21	003220	CDJ	Gatewest - Invoice: 3/31/21 mai	195.25		
	4/16/21	003220	CDJ	Gatewest - Invoice: 3/15/21 mai	43.25		
				Current Period Change	238.50		238.50
	4/30/21			Ending Balance			756.37
5795 Snow Removal	4/1/21			Beginning Balance			6,356.00
	4/9/21	003218	CDJ	Nature's Best, Inc. - Invoice: 327	219.00		
				Current Period Change	219.00		219.00
	4/30/21			Ending Balance			6,575.00
5810 Supplies-Maintenance	4/1/21			Beginning Balance			36.27
	4/16/21	003219	CDJ	Ace Hardware - Invoice: 218351	6.99		
	4/16/21	003219	CDJ	Ace Hardware - Invoice: 218357	9.99		
				Current Period Change	16.98		16.98
	4/30/21			Ending Balance			53.25

Village at Elk Hills Association
Balance Sheet
April 30, 2021

ASSETS

Current Assets		
Cash in Checking	\$	39,896.80
Cash in Reserve		63,410.00
Roof Fund		5,824.27
		<hr/>
Total Current Assets		109,131.07
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>109,131.07</u>