



villageatelkhills.com

Village at Elk Hills HOA1

Board Meeting

Agenda

August 4, 2021 5:30pm

Join Zoom Meeting

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

Meeting ID: 857 8170 0651

Passcode: 482769

One tap mobile

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

+13462487799,,85781700651#,,,,*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 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 July 2021 Minutes

D. Financial Report

Review of June 2021 Budget Statement

E. President's Report

1. Informational sign at entrance



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A draft has been created and is ready to go to a sign maker for estimates and mock-ups. A draft of the text is attached and will have a schematic of the buildings added near the top. The sign will go on the small patch of grass near the mail kiosk with lighting attached to the kiosk or a nearby light pole.

2. The irrigation system has been working well and the grounds are looking better.

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

Sept. 1
Oct. 6
Nov. 3
Dec. 1

G. Public Forum

H. Adjournment



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**Village at Elk Hills HOA1
Board Meeting
Minutes
July 7, 2021 5:30pm**

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

Public Attending: Claudia Christensen

Minutes

- A. Call to Order – Meeting was called to order at 5:30pm.
- B. Additions to agenda –
 - 1. TG and JG visited several local businesses and contacted others via email with the goal of gathering "Welcome Wagon" materials for new VEH residents. While a good idea, it wasn't successful. SR suggested a welcome letter for the board to work on which would include information on the website, Board members, etc. The Board may ask Gatewest for contact information for new residents.
 - 2. There has been a truck parked behind 5110 that has not moved in weeks and may be abandoned. Residents are reminded that storing vehicles on our property is not allowed and that we all are allowed two spaces only on the property, the garage being the primary space and the second space in the driveway of that garage when possible. Gatewest will be contacted to see if they can identify the vehicle. If not, the Board will start the process to have it removed.
 - 3. The Gandenbergers requested to change their carpeting to Pergo flooring. After discussion, distribution of photographs and noise reduction values, the new flooring was approved by a 2-1 vote. TG sent information to the residents living below the Gandenbergers. The Gandenbergers are asked to request the highest level of noise reduction possible.
- C. Review of June 2021 minutes – Minutes were accepted with one correction. The domestic water cost is actually right where it should be at this time of year. Motion by EP, seconded by SR.
- D. Financial Report – No questions or comments.



E. President's Report

1. Board member news – The Board thanks Laurie Jesness for her hard work and wishes her well.

2. Board member terms: Please refer to Bylaw 3.4 for information.

Terri J. Goldich term expires 2021 renewal expires 2023

Sheryll Rainey term expires 2022 renewal expires 2024

Emily Porzia term expires 2021 or 2022 renewal expires 2023 or 2024

Jeanne Gandenberger term expires 2023 renewal expires 2025

3. Assistant Fire Marshal Adam Sebastian checked our property via Google Earth and is of the opinion that the only "No Parking" signs that can safely be removed are the 3 in front of 5110. That is the only roadway wide enough to allow fire trucks to pass safely with parking on one side. Since several of the signs are faded and unattractive, quotes for replacement will be requested when the informational sign is ordered.

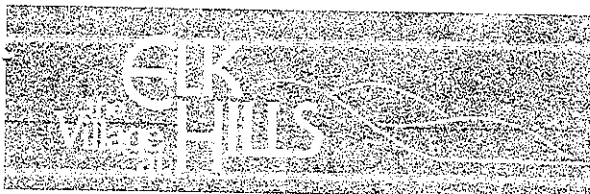
4. Informational sign at entrance – TG will work up a model to share with the Board. TG and EP will approach a sign vendor when the model is done and approved.

5. Landscaping reports:

a. The leak in the back yard has been fixed. The rain bird unit clocks were not set according to our specifications until recently so more water will be going through the system.

b. Residents are not to interrupt Nature's Best employees while they are trying to work. Also do not give them instructions or expect them to do work not in their division. If a resident has any suggestions or request, please use the email contact form on the website at <https://villageatelkhills.com/contact-us/>

c. The damage to the lawns is called heat tracking and is due to the combination of drought, heat, and mowing. Nature's Best will go to a biweekly schedule for the duration. An article supplied by Justin Cadenhead has been distributed via email and posted in the mail kiosk.



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6. Our property operates under the county regulations for quiet times, which means that from 10pm-7am, residents should refrain from noisy activities between those hours.

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

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

G. Public Forum – Claudia Christensen attended the meeting to report on the continuing problems with leaking from the deck above her unit (5100 #1). The Christensens have contacted an attorney. A lengthy discussion ensued with the outcome being that TG will contact Dave Miewald to set up a meeting with the VEH attorney, Corey Gangle, to discuss solutions with the Christensens in a timely manner.

H. Adjournment – Meeting was adjourned at 6:30pm.

Respectfully submitted,

Terri J. Goldich
President
July 12, 2021

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

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	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	10,838.71	11,250.00	69,905.00	66,600.00
LATE FEES	0.00	8.33	(5.00)	49.98
Total Revenues	10,838.71	11,258.33	69,900.00	66,649.98
Expenses				
Meeting Expense	0.00	15.50	31.10	93.00
Management Fee	810.00	810.00	4,860.00	4,860.00
Accounting	0.00	0.00	125.00	100.00
Bank Charges	0.00	0.83	0.00	4.98
Legal Fees	0.00	8.33	0.00	49.98
Office / Postage	61.71	27.08	518.24	162.48
Licenses	0.00	0.00	25.00	25.00
Insurance	5,184.00	1,583.33	9,501.00	9,499.98
Power	132.81	291.67	991.72	1,750.02
Professional Fee	235.00	41.67	235.00	250.02
Water-Domestic	1,656.14	916.67	5,054.21	5,500.02
Water-Irrigation	1,455.45	1,425.00	1,455.45	2,575.00
Sewer	1,097.68	0.00	2,819.40	3,750.00
Plumbing Repair	0.00	83.33	0.00	499.98
Electrical Repair	0.00	125.00	878.25	750.00
Maintenance	173.00	583.33	1,109.25	3,499.98
Asphalt Maintenance	0.00	83.33	0.00	499.98
Building Repair	100.00	1,666.67	100.00	10,000.02
Painting	0.00	250.00	0.00	1,500.00
Snow Removal	0.00	0.00	6,575.00	6,000.00
Supplies-Maintenance	75.23	75.00	128.48	450.00
Yard Care/Improvement	1,476.14	3,000.00	3,848.59	9,000.00
Total Expenses	12,457.16	10,986.74	38,255.69	60,820.44
Net Income	\$ (1,618.45)	\$ 271.59	\$ 31,644.31	\$ 5,829.54

Village at Elk Hills Association
Balance Sheet
June 30, 2021

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ASSETS

Current Assets		
Cash in Checking	\$	46,644.31
Cash in Reserve		63,410.00
Roof Fund		5,824.27
		<hr/>
Total Current Assets		115,878.58
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>115,878.58</u>

Village at Elk Hills Association
General Ledger Expenses

For the Period From Jun 1, 2021 to Jun 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	6/1/21			Beginning Balance			31.10
	6/30/21			Ending Balance			31.10
5010 Management Fee	6/1/21			Beginning Balance			4,050.00
	6/1/21	003230	CDJ	Gatewest - Invoice: VEH 6/2021	810.00		
	6/30/21			Current Period Change	810.00		810.00
				Ending Balance			4,860.00
5050 Accounting	6/1/21			Beginning Balance			125.00
	6/30/21			Ending Balance			125.00
5160 Office / Postage	6/1/21			Beginning Balance			456.53
	6/15/21	003236	CDJ	Gatewest - Invoice: VEH 6/3/202	29.50		
	6/17/21	003238	CDJ	Gatewest - Invoice: VEH 6/14/20	32.21		
	6/30/21			Current Period Change	61.71		61.71
				Ending Balance			518.24
5250 Licenses	6/1/21			Beginning Balance			25.00
	6/30/21			Ending Balance			25.00
5450 Insurance	6/1/21			Beginning Balance			4,317.00
	6/24/21	003241	CDJ	Berkley North Pacific - Invoice: 2	5,184.00		
	6/30/21			Current Period Change	5,184.00		5,184.00
				Ending Balance			9,501.00
5500 Power	6/1/21			Beginning Balance			858.91
	6/11/21	003232	CDJ	North Western Energy - Invoice:	54.04		
	6/11/21	003232	CDJ	North Western Energy - Invoice:	35.67		
	6/11/21	003232	CDJ	North Western Energy - Invoice:	16.44		
	6/11/21	003232	CDJ	North Western Energy - Invoice:	9.10		
	6/11/21	003232	CDJ	North Western Energy - Invoice:	17.56		
	6/30/21			Current Period Change	132.81		132.81
				Ending Balance			991.72
5525 Professional Fee	6/1/21			Beginning Balance			
	6/11/21	003235	CDJ	Sullivan, Wagner & Lyons, PLLC	235.00		
	6/30/21			Current Period Change	235.00		235.00
				Ending Balance			235.00
5550 Water-Domestic	6/1/21			Beginning Balance			3,398.07
	6/11/21	003231	CDJ	City of Missoula - Invoice: 07042	118.40		
	6/11/21	003231	CDJ	City of Missoula - Invoice: 07020	110.74		
	6/11/21	003231	CDJ	City of Missoula - Invoice: 11379	110.74		
	6/11/21	003231	CDJ	City of Missoula - Invoice: 07042	112.65		
	6/11/21	003231	CDJ	City of Missoula - Invoice: 07041	190.65		
	6/11/21	003231	CDJ	City of Missoula - Invoice: 07042	158.08		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 07020	124.14		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 11379	110.74		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 07042	165.74		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 07041	213.63		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 07042	122.23		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 07042	118.40		
	6/30/21			Current Period Change	1,656.14		1,656.14
				Ending Balance			5,054.21
5551	6/1/21			Beginning Balance			

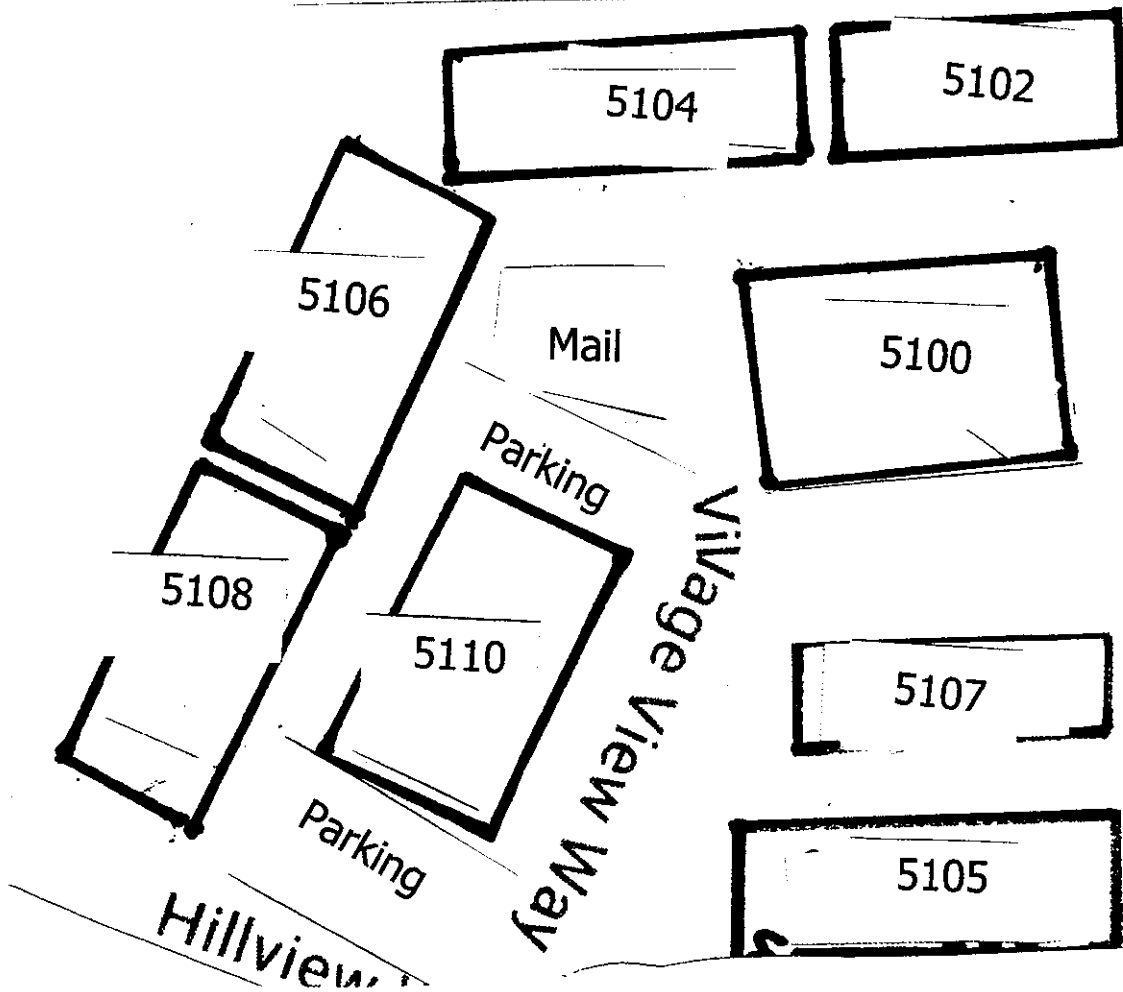
Village at Elk Hills Association
General Ledger Expenses

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Water-Irrigation	6/11/21	003231	CDJ	City of Missoula - Invoice: 07020	348.57		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 07020	1,106.88		
				Current Period Change	1,455.45		1,455.45
	6/30/21			Ending Balance			1,455.45
5600 Sewer	6/1/21			Beginning Balance			1,721.72
	6/11/21	003231	CDJ	City of Missoula - Invoice: 07041	98.33		
	6/11/21	003231	CDJ	City of Missoula - Invoice: 11379	73.32		
	6/11/21	003231	CDJ	City of Missoula - Invoice: 07042	85.25		
	6/11/21	003231	CDJ	City of Missoula - Invoice: 07020	99.82		
	6/11/21	003231	CDJ	City of Missoula - Invoice: 07042	96.25		
	6/11/21	003231	CDJ	City of Missoula - Invoice: 07042	95.87		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 07042	85.25		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 07042	95.87		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 07042	96.25		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 07041	98.33		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 11379	73.32		
	6/28/21	003242	CDJ	City of Missoula - Invoice: 07020	99.82		
				Current Period Change	1,097.68		1,097.68
	6/30/21			Ending Balance			2,819.40
5720 Electrical Repair	6/1/21			Beginning Balance			878.25
	6/30/21			Ending Balance			878.25
5725 Maintenance	6/1/21			Beginning Balance			936.25
	6/15/21	003236	CDJ	Gatewest - Invoice: 5/31/21 mai	139.25		
	6/15/21	003236	CDJ	Gatewest - Invoice: 5/15/21 mai	33.75		
				Current Period Change	173.00		173.00
	6/30/21			Ending Balance			1,109.25
5760 Building Repair	6/1/21			Beginning Balance			
	6/28/21	003243	CDJ	Aaron Harrington - Invoice: 728	100.00		
				Current Period Change	100.00		100.00
	6/30/21			Ending Balance			100.00
5795 Snow Removal	6/1/21			Beginning Balance			6,575.00
	6/30/21			Ending Balance			6,575.00
5810 Supplies-Maintenance	6/1/21			Beginning Balance			53.25
	6/15/21	003236	CDJ	Gatewest - Invoice: Amazon 295	51.10		
	6/17/21	003237	CDJ	Ace Hardware - Invoice: 218461	15.14		
	6/17/21	003237	CDJ	Ace Hardware - Invoice: 218455	8.99		
				Current Period Change	75.23		75.23
	6/30/21			Ending Balance			128.48
5830 Yard Care/Improvement	6/1/21			Beginning Balance			2,372.45
	6/11/21	003233	CDJ	Terri Goldich - Invoice: Ace 5/25	22.98		
	6/11/21	003233	CDJ	Terri Goldich - Invoice: Ace 5/28	17.99		
	6/11/21	003234	CDJ	Nature's Best, Inc. - Invoice: 382	118.70		
	6/11/21	003234	CDJ	Nature's Best, Inc. - Invoice: 382	1,300.00		
	6/17/21	003239	CDJ	Jeanne Ganderberger - Yard C	3.00		
	6/22/21	003240	CDJ	Laurie Welch-Jesness - Yard Ca	13.47		
				Current Period Change	1,476.14		1,476.14
	6/30/21			Ending Balance			3,848.59

Village At Elk Hills



Private Property

No Parking in Roadways per Fire

Department

10 MPH Speed Limit

All Dogs on Leashes

No Soliciting

