

villageatelkhills.com

**Village at Elk Hills HOA1  
Board Meeting  
Agenda  
September 1, 2021 5:30pm**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQzJsekxvU0JlVQTO9>

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)

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

**Agenda**

A. Call to Order

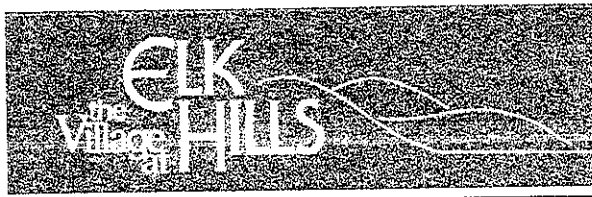
B. Additions to agenda

C. Review of August 2021 Minutes – Correction to add attending for Board, T. Goldich, E. Porzia, J. Gandenberger. Public attending, Joel Schechter. Not attending, S. Rainey.

D. Financial Report

Review of July 2021 Budget Statement

E. President's Report



1. Informational sign at entrance

Terri met with the owner of Farrside Signs and supplied draft text and layout. The sign will go on the small patch of grass near the mail kiosk with lighting from the kiosk or a nearby light pole. The material they use for this type of sign is composite aluminum. When a draft is ready, guidelines for ADA accessibility will be checked.

2. The irrigation system has another leak in the back yard behind 5104. Nature's Best, Gatewest, and Terri are working on the resolution. The August water bill was extremely high at over \$2000.00. The water will be turned back on on Monday 8/30/2021 and Dan and Terri will meet with Nature's Best on Tuesday or Wednesday. If it cannot be proven that the leak is from one of the valves (which would be an easy fix), Dan and Terri will recommend that this section of the irrigation system be abandoned and a new line run. The alternative is to tear up the back yard in search of a leak that may never be found.

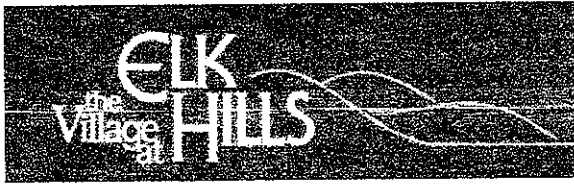
3. There is an oversize and aggressive dog being kept in one of our buildings. Legal action is being sought by the Board in order to assess a daily fine as opposed to a per-occurrence fine. Assessing fines, placing liens, and removal of the dog are all available to the Board for remedies.

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

Oct. 6  
Nov. 3  
Dec. 1

G. Public Forum

H. Adjournment



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## **Village at Elk Hills HOA1**

### **Board Meeting**

### **Minutes**

**August 4, 2021 5:30pm**

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TlY3aE1mQzJsekxvU0JlVQT09>

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#### **Minutes**

A. Call to Order – due to problems with Zoom, meeting was called to order at 5:50pm

B. Additions to agenda - none

C. Review of July 2021 Minutes – accepted as written. Motion by Emily, second by Jeanne.

D. Financial Report

Review of June 2021 Budget Statement – no questions

E. President's Report



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#### Informational sign at entrance

A draft is ready to go to a sign maker for estimates and mock-ups. Terri and Emily will visit 2 sign makers, Alpha Graphics and Farrside. A copy of the mock-up was shared with Dodd Lowe, President of HOA2, for input.

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 – Joel Schechter brought up a potential problem with hobo spider infestation. The HOA will be responsible for having an exterminator treat the building's foundation if an infestation is found that will affect all of the residents. Joel will be responsible for treating his condo if there is no clear evidence of a widespread problem.

H. Adjournment – 6:05pm

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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	10,250.00	11,250.00	80,155.00	77,850.00
LATE FEES	0.00	8.33	(5.00)	58.31
Total Revenues	10,250.00	11,258.33	80,150.00	77,908.31
Expenses				
Meeting Expense	15.55	15.50	46.65	108.50
Management Fee	810.00	810.00	5,670.00	5,670.00
Accounting	0.00	0.00	125.00	100.00
Bank Charges	0.00	0.83	0.00	5.81
Legal Fees	0.00	8.33	0.00	58.31
Office / Postage	23.25	27.08	541.49	189.56
Licenses	0.00	0.00	25.00	25.00
Insurance	1,489.00	1,583.33	10,990.00	11,083.31
Power	127.95	291.67	1,119.67	2,041.69
Professional Fee	0.00	41.67	235.00	291.69
Water-Domestic	847.22	916.67	5,901.43	6,416.69
Water-Irrigation	838.69	1,425.00	2,294.14	4,000.00
Sewer	548.84	3,750.00	3,368.24	7,500.00
Plumbing Repair	0.00	83.33	0.00	583.31
Electrical Repair	0.00	125.00	878.25	875.00
Maintenance	209.25	583.33	1,318.50	4,083.31
Asphalt Maintenance	0.00	83.33	0.00	583.31
Building Repair	0.00	1,666.67	100.00	11,666.69
Painting	0.00	250.00	0.00	1,750.00
Snow Removal	0.00	0.00	6,575.00	6,000.00
Supplies-Maintenance	61.47	75.00	189.95	525.00
Yard Care/Improvement	5,292.25	3,000.00	9,140.84	12,000.00
Total Expenses	10,263.47	14,736.74	48,519.16	75,557.18
Net Income	\$ (13.47)	\$ (3,478.41)	\$ 31,630.84	\$ 2,351.13

Village at Elk Hills Association  
Balance Sheet  
July 31, 2021

## ASSETS

Current Assets		
Cash in Checking	\$	46,630.84
Cash in Reserve		63,410.00
Roof Fund		<u>5,824.27</u>
Total Current Assets		115,865.11
Property and Equipment		<u>                    </u>
Total Property and Equipment		0.00
Other Assets		<u>                    </u>
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>115,865.11</u></u>

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Jul 1, 2021 to Jul 31, 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	7/1/21			Beginning Balance			31.10
	7/12/21	003245	CDJ	Terri Goldich - Invoice: Zoom IN	15.55		
				Current Period Change	15.55		15.55
	7/31/21			Ending Balance			46.65
5010 Management Fee	7/1/21			Beginning Balance			4,860.00
	7/12/21	003244	CDJ	Gatewest - Invoice: VEH 7/2021	810.00		
				Current Period Change	810.00		810.00
	7/31/21			Ending Balance			5,670.00
5050 Accounting	7/1/21			Beginning Balance			125.00
	7/31/21			Ending Balance			125.00
5160 Office / Postage	7/1/21			Beginning Balance			518.24
	7/12/21	003244	CDJ	Gatewest - Invoice: VEH 7/8/202	23.25		
				Current Period Change	23.25		23.25
	7/31/21			Ending Balance			541.49
5250 Licenses	7/1/21			Beginning Balance			25.00
	7/31/21			Ending Balance			25.00
5450 Insurance	7/1/21			Beginning Balance			9,501.00
	7/26/21	003249	CDJ	Berkley North Pacific - Invoice: 2	1,489.00		
				Current Period Change	1,489.00		1,489.00
	7/31/21			Ending Balance			10,990.00
5500 Power	7/1/21			Beginning Balance			991.72
	7/12/21	003246	CDJ	North Western Energy - Invoice:	53.18		
	7/12/21	003246	CDJ	North Western Energy - Invoice:	8.86		
	7/12/21	003246	CDJ	North Western Energy - Invoice:	17.17		
	7/12/21	003246	CDJ	North Western Energy - Invoice:	15.19		
	7/12/21	003246	CDJ	North Western Energy - Invoice:	33.55		
				Current Period Change	127.95		127.95
	7/31/21			Ending Balance			1,119.67
5525 Professional Fee	7/1/21			Beginning Balance			235.00
	7/31/21			Ending Balance			235.00
5550 Water-Domestic	7/1/21			Beginning Balance			5,054.21
	7/27/21	003250	CDJ	City of Missoula - Invoice: 07020	147.13		
	7/27/21	003250	CDJ	City of Missoula - Invoice: 07042	160.00		
	7/27/21	003250	CDJ	City of Missoula - Invoice: 07041	184.90		
	7/27/21	003250	CDJ	City of Missoula - Invoice: 07042	120.31		
	7/27/21	003250	CDJ	City of Missoula - Invoice: 11379	108.82		
	7/27/21	003250	CDJ	City of Missoula - Invoice: 07042	126.06		
				Current Period Change	847.22		847.22
	7/31/21			Ending Balance			5,901.43
5551 Water-Irrigation	7/1/21			Beginning Balance			1,455.45
	7/27/21	003250	CDJ	City of Missoula - Invoice: 07020	838.69		
				Current Period Change	838.69		838.69
	7/31/21			Ending Balance			2,294.14
5600 Sewer	7/1/21			Beginning Balance			2,819.40
	7/27/21	003250	CDJ	City of Missoula - Invoice: 07042	96.25		

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Jul 1, 2021 to Jul 31, 2021

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	7/27/21	003250	CDJ	City of Missoula - Invoice: 07041	98.33		
	7/27/21	003250	CDJ	City of Missoula - Invoice: 07042	95.87		
	7/27/21	003250	CDJ	City of Missoula - Invoice: 07042	85.25		
	7/27/21	003250	CDJ	City of Missoula - Invoice: 07020	99.82		
	7/27/21	003250	CDJ	City of Missoula - Invoice: 11379	73.32		
				Current Period Change	548.84		548.84
	7/31/21			Ending Balance			3,368.24
5720 Electrical Repair	7/1/21			Beginning Balance			878.25
	7/31/21			Ending Balance			878.25
5725 Maintenance	7/1/21			Beginning Balance			1,109.25
	7/12/21	003244	CDJ	Gatewest - Invoice: 6/15/21 mai	141.75		
	7/19/21	003248	CDJ	Gatewest - Invoice: 6/30/21 mai	67.50		
				Current Period Change	209.25		209.25
	7/31/21			Ending Balance			1,318.50
5760 Building Repair	7/1/21			Beginning Balance			100.00
	7/31/21			Ending Balance			100.00
5795 Snow Removal	7/1/21			Beginning Balance			6,575.00
	7/31/21			Ending Balance			6,575.00
5810 Supplies-Maintenance	7/1/21			Beginning Balance			128.48
	7/19/21	003247	CDJ	Ace Hardware - Invoice: 218504	59.48		
	7/19/21	003247	CDJ	Ace Hardware - Invoice: 218515	1.99		
				Current Period Change	61.47		61.47
	7/31/21			Ending Balance			189.95
5830 Yard Care/Improvement	7/1/21			Beginning Balance			3,848.59
	7/12/21	003244	CDJ	Gatewest - invoice: 6/15/21 mai	38.00		
	7/12/21	003245	CDJ	Terri Goldich - Invoice: Ace 218	71.88		
	7/27/21	003251	CDJ	Nature's Best, Inc. - Invoice: 336	265.00		
	7/27/21	003251	CDJ	Nature's Best, Inc. - Invoice: 723	1,625.00		
	7/27/21	003251	CDJ	Nature's Best, Inc. - Invoice: 723	3,292.37		
				Current Period Change	5,292.25		5,292.25
	7/31/21			Ending Balance			9,140.84