



**Village at Elk Hills HOA1**

**Board Meeting**

**Minutes**

**September 1, 2021 5:30pm**

Attending: T. Goldich, S. Rainey by proxy, E. Porzia

Public: Joel Schechter

Not Attending: Jeanne Gandenberger

**Minutes**

A. Call to Order – 5:30pm

B. Additions to agenda – see Public Forum

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. – No further corrections. Motion to accept by EP, second by TG.

D. Financial Report

Review of July 2021 Budget Statement – One question on a line item in Nature's Best invoice of June 26. TG will follow up. Motion to accept by EP, second by TG.

E. President's Report

1. Informational sign at entrance

RE: "guidelines for ADA accessibility" The Americans with Disabilities Act publishes recommendations for signage for both low-vision readers and the blind. TG will follow up with Farr Side Signs to see if any accommodations are required in Montana.

2. A meeting occurred with TG, 2 Nature's Best representatives, Dan Merritt, and a representative from Missoula Water on September 1. The irrigation system leak has been thoroughly investigated and no major leak exists. There is, however, a minor leak of approximately 3 gallons per minute which translates to 130,000 per month or \$250.00. Various solutions including hiring a firm to seek out



the leak(s), replacing part of the system, and investigating installing a well will be considered. The very high bill was explained by the system reset to daily watering on June 28 so we will have one more high bill. The system has been reset to 3 days per week and will be shut off on September 15.

3. RE: large and aggressive dog: The attorney approached for advice on the proposed new daily fine structure has not yet given an opinion. TG will follow up.

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 – Claudia Christensen reports that the piece of gutter replaced by the contractor may have been the source of the leak. The opening in the exterior wall will be sealed. The faulty heat tape will be either repaired or replaced.

H. Adjournment – 6:10pm

Respectfully submitted,

Terri J. Goldich  
President  
September 3, 2021