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Village at Elk Hills HOA1

Board Meeting

Agenda

November 3, 2021 5:30pm

Join Zoom Meeting

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQzJsekxvU0JlVQT09>

Meeting ID: 857 8170 0651

Passcode: 482769

To call in on any phone in Missoula: call 12532158782 , enter meeting ID 85781700651# and passcode 482769#

Or 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/85781700651?pwd=N203NzV2TIY3aE1mQzJsekxvU0JlVQT09>

Agenda

A. Call to Order

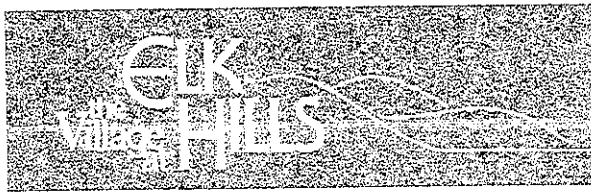
B. Review of October 2021 Minutes

C. Financial Report

Review of September 2021 Budget Statement

D. President's Report

1. The Board has received a copy of a petition to hold an in-person meeting. We hear you! Pandemic and Zoom fatigue are real. We may be able to hold the annual meeting in-person but obviously we can't make this decision seven months in advance. According to our bylaws the annual meeting needs to occur in May. For monthly meetings, sadly right now the Covid numbers in Missoula are worse than ever and many Missoulians have died recently, including vaccinated citizens. We will



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reevaluate health recommendations as time goes on. For accurate information, go to [Data Dashboard | missoulainfo.com](https://data.dashboard.mt.gov) and please, stay safe.

2. Gatewest staff will be working soon to create a log of needed maintenance work including roofing and siding needs, with timelines. When current and accurate information is tabulated, it will of course be shared. Until that time, no up-to-date estimates are available. So, rumors about huge assessments being planned are unfounded fabrications.

3. The access instructions for Zoom have been revised to make it clear how easy it is to join our meetings, by computer or any phone. If you download the Zoom app to a smartphone you'll get video, but it's not necessary. Audio only works just fine.

4. The online distribution list for VEH1 already reflects over 80% of our community but if anyone would like add a new or different email address, please let Gatewest know.

5. There have been bears sighted in Moose Can Gulley recently, so be careful not to leave food out, and be bear-aware on your hikes. It's that time of year!

F. Meeting Dates for 2021: The last meeting for 2021 begins at 5:30pm and will be via Zoom:

Dec. 1

G. Public Forum

H. Adjournment



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**Village at Elk Hills HOA1
Board Meeting
Minutes
October 6, 2021 5:30pm**

Board attending: T. Goldich, S. Rainey, Emily Porzia, Jeanne Gandenberger
Public attending: J. Schechter

Minutes

A. Call to Order – 5:30pm

B. Additions to agenda – SR requested that the Board consider having the windows washed in the spring. TG will request an estimate in April.

C. Review of September 2021 Minutes – Correction to item E.3: Republic Services requests that bins be placed six feet from the buildings and three feet apart. Motion to accept as amended: SR, second EP.

D. Financial Report

Review of August 2021 Budget Statement – Motion to accept: SR, second EP.

E. President's Report

1. RE Irrigation system: The Board will visit the grounds on 10/14/2021 to discuss possible remedies such as replacement of a portion of the system, installation of a well, letting a portion return to a natural state, dryscaping, etc.

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

Nov. 3
Dec. 1

G. Public Forum – J. Schechter noted that some years past the back area was dug up by Montana Water (now Missoula Water) and a comment was made that the fill was very wet. His question was whether the high water cost is due to possible broken



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lines. The answer is probably a combination of broken pipes and the doubling of water use due to the change in system settings at the end of July.

H. Adjournment – meeting was adjourned at 6:01pm.

Respectfully submitted,

Terri J. Goldich
President
October 10, 2021

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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	10,500.00	11,250.00	101,255.00	100,350.00
LATE FEES	(10.00)	8.33	10.00	74.97
Total Revenues	<u>10,490.00</u>	<u>11,258.33</u>	<u>101,265.00</u>	<u>100,424.97</u>
Expenses				
Meeting Expense	31.10	15.50	93.30	139.50
Management Fee	810.00	810.00	7,290.00	7,290.00
Accounting	0.00	0.00	125.00	100.00
Bank Charges	0.00	0.83	0.00	7.47
Legal Fees	0.00	8.33	0.00	74.97
Office / Postage	0.00	27.08	541.49	243.72
Licenses	0.00	0.00	25.00	25.00
Insurance	1,489.00	1,583.33	13,968.00	14,249.97
Power	130.95	291.67	1,376.25	2,625.03
Professional Fee	0.00	41.67	235.00	375.03
Water-Domestic	692.97	916.67	7,428.20	8,250.03
Water-Irrigation	0.00	1,425.00	4,458.43	6,850.00
Sewer	452.97	0.00	4,370.05	7,500.00
Plumbing Repair	0.00	83.33	0.00	749.97
Electrical Repair	9.50	125.00	887.75	1,125.00
Maintenance	755.75	583.33	2,296.51	5,249.97
Asphalt Maintenance	0.00	83.33	0.00	749.97
Building Repair	1,083.75	1,666.67	1,240.75	15,000.03
Painting	0.00	250.00	0.00	2,250.00
Snow Removal	0.00	0.00	6,575.00	6,000.00
Supplies-Maintenance	99.79	75.00	289.74	675.00
Yard Care/Improvement	881.24	3,000.00	12,498.53	18,000.00
Total Expenses	<u>6,437.02</u>	<u>10,986.74</u>	<u>63,699.00</u>	<u>97,530.66</u>
Net Income	\$ <u>4,052.98</u>	\$ <u>271.59</u>	\$ <u>37,566.00</u>	\$ <u>2,894.31</u>

Village at Elk Hills Association
Balance Sheet
September 30, 2021

ASSETS

Current Assets		
Cash in Checking	\$	52,566.00
Cash in Reserve		63,410.00
Roof Fund		5,824.27
		<hr/>
Total Current Assets		121,800.27
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>121,800.27</u>

Village at Elk Hills Association
General Ledger Expenses

For the Period From Sep 1, 2021 to Sep 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	9/1/21			Beginning Balance			62.20
Meeting Expense	9/10/21	003259	CDJ	Terri Goldich - Invoice: ZOOM 9/	15.55		
	9/29/21	003267	CDJ	Terri Goldich - Invoice: ZOOM I	15.55		
				Current Period Change	31.10		31.10
	9/30/21			Ending Balance			93.30
5010	9/1/21			Beginning Balance			6,480.00
Management Fee	9/17/21	003261	CDJ	Gatewest - Invoice: VEH 9/2021	810.00		
				Current Period Change	810.00		810.00
	9/30/21			Ending Balance			7,290.00
5050	9/1/21			Beginning Balance			125.00
Accounting	9/30/21			Ending Balance			125.00
5160	9/1/21			Beginning Balance			541.49
Office / Postage	9/30/21			Ending Balance			541.49
5250	9/1/21			Beginning Balance			25.00
Licenses	9/30/21			Ending Balance			25.00
5450	9/1/21			Beginning Balance			12,479.00
Insurance	9/24/21	003263	CDJ	Berkley North Pacific - Invoice: 2	1,489.00		
				Current Period Change	1,489.00		1,489.00
	9/30/21			Ending Balance			13,968.00
5500	9/1/21			Beginning Balance			1,245.30
Power	9/10/21	003258	CDJ	North Western Energy - Invoice:	15.15		
	9/10/21	003258	CDJ	North Western Energy - Invoice:	35.51		
	9/10/21	003258	CDJ	North Western Energy - Invoice:	16.93		
	9/10/21	003258	CDJ	North Western Energy - Invoice:	54.19		
	9/10/21	003258	CDJ	North Western Energy - Invoice:	9.17		
				Current Period Change	130.95		130.95
	9/30/21			Ending Balance			1,376.25
5525	9/1/21			Beginning Balance			235.00
Professional Fee	9/30/21			Ending Balance			235.00
5550	9/1/21			Beginning Balance			6,735.23
Water-Domestic	9/29/21	003264	CDJ	City of Missoula - Invoice: 07042	126.06		
	9/29/21	003264	CDJ	City of Missoula - Invoice: 07020	141.38		
	9/29/21	003264	CDJ	City of Missoula - Invoice: 11379	108.82		
	9/29/21	003264	CDJ	City of Missoula - Invoice: 07041	194.48		
	9/29/21	003264	CDJ	City of Missoula - Invoice: 07042	122.23		
				Current Period Change	692.97		692.97
	9/30/21			Ending Balance			7,428.20
5551	9/1/21			Beginning Balance			4,458.43
Water-Irrigation	9/30/21			Ending Balance			4,458.43
5600	9/1/21			Beginning Balance			3,917.08
Sewer	9/29/21	003264	CDJ	City of Missoula - Invoice: 07020	99.82		
	9/29/21	003264	CDJ	City of Missoula - Invoice: 07041	98.33		
	9/29/21	003264	CDJ	City of Missoula - Invoice: 07042	85.25		

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General Ledger Expenses

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	9/29/21	003264	CDJ	City of Missoula - Invoice: 11379	73.32		
	9/29/21	003264	CDJ	City of Missoula - Invoice: 07042	96.25		
				Current Period Change	452.97		452.97
	9/30/21			Ending Balance			4,370.05
5720 Electrical Repair	9/1/21			Beginning Balance			878.25
	9/17/21	003261	CDJ	Gatewest - Invoice: 8/31/21 mai	9.50		
				Current Period Change	9.50		9.50
	9/30/21			Ending Balance			887.75
5725 Maintenance	9/1/21			Beginning Balance			1,540.76
	9/17/21	003261	CDJ	Gatewest - Invoice: 8/15/21 mai	263.00		
	9/17/21	003261	CDJ	Gatewest - Invoice: 8/31/21 mai	192.75		
	9/17/21	003262	CDJ	Michael Thomas Kohler Sr - Inv	300.00		
				Current Period Change	755.75		755.75
	9/30/21			Ending Balance			2,296.51
5760 Building Repair	9/1/21			Beginning Balance			157.00
	9/17/21	003261	CDJ	Gatewest - Invoice: 8/15/21 mai	33.75		
	9/29/21	003265	CDJ	ABC Seamless Missoula - Invoic	1,050.00		
				Current Period Change	1,083.75		1,083.75
	9/30/21			Ending Balance			1,240.75
5795 Snow Removal	9/1/21			Beginning Balance			6,575.00
	9/30/21			Ending Balance			6,575.00
5810 Supplies-Maintenance	9/1/21			Beginning Balance			189.95
	9/10/21	003259	CDJ	Terri Goldich - Invoice: Sherwin	21.89		
	9/17/21	003260	CDJ	Ace Hardware - Invoice: 218588	57.93		
	9/17/21	003260	CDJ	Ace Hardware - Invoice: 218591	10.98		
	9/17/21	003260	CDJ	Ace Hardware - Invoice: 218591	8.99		
				Current Period Change	99.79		99.79
	9/30/21			Ending Balance			289.74
5830 Yard Care/Improvement	9/1/21			Beginning Balance			11,617.29
	9/17/21	003261	CDJ	Gatewest - Invoice: 8/15/21 mai	67.50		
	9/17/21	003261	CDJ	Gatewest - Invoice: 8/31/21 mai	104.44		
	9/29/21	003266	CDJ	ABLE Tree Service Inc. - Invoice	709.30		
				Current Period Change	881.24		881.24
	9/30/21			Ending Balance			12,498.53