

villageatelkhills.com

**Village at Elk Hills HOA1  
Board Meeting**

**Agenda**

**October 6, 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/u/kqtsceCaX>

**Agenda**

A. Call to Order

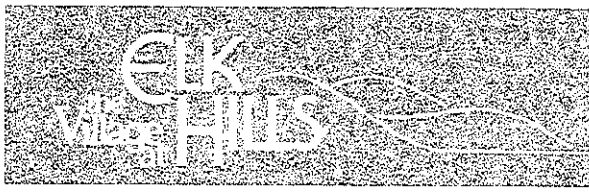
B. Additions to agenda

C. Review of September 2021 Minutes

D. Financial Report

Review of August 2021 Budget Statement

E. President's Report



1. The irrigation system has another leak somewhere in the irrigation system. The leak is a slow one, has not been found so far, and costs an additional \$250 a month during the months the system is delivering water. TG and Gatewest will come up with a recommendation in the coming months. The system was turned off on September 15 and will be turned back on or around May 1.

One issue the association must consider going forward is our heavy use of water for landscaping. When our system was set to Gatewest's specifications, the cost was \$1750 a month, taking out the cost of the leak. That is extremely costly in terms of both dollars and water. It is also wasteful and unsustainable. The association could, for instance, stop watering the area called "the back nine," which is the relatively unused flat area behind 5104 past the trees, and let it return to a natural state. The association could also, as was suggested by staff at Missoula Water who helped identify the leak, choose to drill a well and stop paying for irrigation water. There are also possibilities for "dryscaping," which is using natural non-living objects for landscaping in the place of plants which require water and fertilizer. Association members are invited to submit suggestions on other ways to reduce our water consumption.

2. Residents are asked not to use weed killers like Round Up which contain glyphosate, which is a carcinogen and toxic to bees and other pollinators, anywhere on our grounds. If residents want to use something on areas by their doorways, a half-and-half mixture of white vinegar and water with a tablespoon of dish soap is effective. In the wildlife corridor, there plants which are either endangered or threatened and must be protected. There was a small stand of aspens which was identified for protection, and it is now gone. The association will work with Nature's Best in the spring to treat noxious weeds and protect other species so please do not treat anything in the corridor.

3. Republic Services asks that trash bins should be placed at least six feet from the buildings and six feet apart. Also, our bylaws require that bins must be stored in the garage as soon as possible after pickup.



[villageatelkhills.com](http://villageatelkhills.com)

---

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

Nov. 3

Dec. 1

G. Public Forum

H. Adjournment



villageatelkhills.com

## **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,

A handwritten signature in black ink, appearing to read "Terri J. Goldich".

Terri J. Goldich  
President  
September 3, 2021

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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	10,600.00	11,250.00	90,755.00	89,100.00
LATE FEES	25.00	8.33	20.00	66.64
Total Revenues	10,625.00	11,258.33	90,775.00	89,166.64
Expenses				
Meeting Expense	15.55	15.50	62.20	124.00
Management Fee	810.00	810.00	6,480.00	6,480.00
Accounting	0.00	0.00	125.00	100.00
Bank Charges	0.00	0.83	0.00	6.64
Legal Fees	0.00	8.33	0.00	66.64
Office / Postage	0.00	27.08	541.49	216.64
Licenses	0.00	0.00	25.00	25.00
Insurance	1,489.00	1,583.33	12,479.00	12,666.64
Power	125.63	291.67	1,245.30	2,333.36
Professional Fee	0.00	41.67	235.00	333.36
Water-Domestic	833.80	916.67	6,735.23	7,333.36
Water-Irrigation	2,164.29	1,425.00	4,458.43	5,425.00
Sewer	548.84	0.00	3,917.08	7,500.00
Plumbing Repair	0.00	83.33	0.00	666.64
Electrical Repair	0.00	125.00	878.25	1,000.00
Maintenance	222.26	583.33	1,540.76	4,666.64
Asphalt Maintenance	0.00	83.33	0.00	666.64
Building Repair	57.00	1,666.67	157.00	13,333.36
Painting	0.00	250.00	0.00	2,000.00
Snow Removal	0.00	0.00	6,575.00	6,000.00
Supplies-Maintenance	0.00	75.00	189.95	600.00
Yard Care/Improvement	2,476.45	3,000.00	11,617.29	15,000.00
Total Expenses	8,742.82	10,986.74	57,261.98	86,543.92
Net Income	\$ 1,882.18	\$ 271.59	\$ 33,513.02	\$ 2,622.72

Village at Elk Hills Association  
Balance Sheet  
August 31, 2021

ASSETS

Current Assets		
Cash in Checking	\$	48,513.02
Cash in Reserve		63,410.00
Roof Fund		5,824.27
		<hr/>
Total Current Assets		117,747.29
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
Total Assets	\$	<hr/> <hr/> 117,747.29

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Aug 1, 2021 to Aug 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	8/1/21			Beginning Balance			46.65
Meeting Expense	8/10/21	003254	CDJ	Terri Goldich - Invoice: ZOOM I	15.55		
				Current Period Change	15.55		15.55
	8/31/21			Ending Balance			62.20
5010	8/1/21			Beginning Balance			5,670.00
Management Fee	8/10/21	003252	CDJ	Gatewest - Invoice: VEH 8/2021	810.00		
				Current Period Change	810.00		810.00
	8/31/21			Ending Balance			6,480.00
5050	8/1/21			Beginning Balance			125.00
Accounting	8/31/21			Ending Balance			125.00
5160	8/1/21			Beginning Balance			541.49
Office / Postage	8/31/21			Ending Balance			541.49
5250	8/1/21			Beginning Balance			25.00
Licenses	8/31/21			Ending Balance			25.00
5450	8/1/21			Beginning Balance			10,990.00
Insurance	8/24/21	003256	CDJ	Berkley North Pacific - Invoice: 2	1,489.00		
				Current Period Change	1,489.00		1,489.00
	8/31/21			Ending Balance			12,479.00
5500	8/1/21			Beginning Balance			1,119.67
Power	8/10/21	003253	CDJ	North Western Energy - Invoice:	51.09		
	8/10/21	003253	CDJ	North Western Energy - Invoice:	33.66		
	8/10/21	003253	CDJ	North Western Energy - Invoice:	9.17		
	8/10/21	003253	CDJ	North Western Energy - Invoice:	14.73		
	8/10/21	003253	CDJ	North Western Energy - Invoice:	16.98		
				Current Period Change	125.63		125.63
	8/31/21			Ending Balance			1,245.30
5525	8/1/21			Beginning Balance			235.00
Professional Fee	8/31/21			Ending Balance			235.00
5550	8/1/21			Beginning Balance			5,901.43
Water-Domestic	8/27/21	003257	CDJ	City of Missoula - Invoice: 07042	114.57		
	8/27/21	003257	CDJ	City of Missoula - Invoice: 11379	106.90		
	8/27/21	003257	CDJ	City of Missoula - Invoice: 07020	137.55		
	8/27/21	003257	CDJ	City of Missoula - Invoice: 07042	124.14		
	8/27/21	003257	CDJ	City of Missoula - Invoice: 07041	184.90		
	8/27/21	003257	CDJ	City of Missoula - Invoice: 07042	165.74		
				Current Period Change	833.80		833.80
	8/31/21			Ending Balance			6,735.23
5551	8/1/21			Beginning Balance			2,294.14
Water-Irrigation	8/27/21	003257	CDJ	City of Missoula - Invoice: 07020	2,164.29		
				Current Period Change	2,164.29		2,164.29
	8/31/21			Ending Balance			4,458.43
5600	8/1/21			Beginning Balance			3,368.24
Sewer	8/27/21	003257	CDJ	City of Missoula - Invoice: 07020	99.82		
	8/27/21	003257	CDJ	City of Missoula - Invoice: 07041	98.33		



Village at Elk Hills Association  
General Ledger Expenses

For the Period From Aug 1, 2021 to Aug 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
	8/27/21	003257	CDJ	City of Missoula - Invoice: 07042	95.87		
	8/27/21	003257	CDJ	City of Missoula - Invoice: 07042	85.25		
	8/27/21	003257	CDJ	City of Missoula - Invoice: 11379	73.32		
	8/27/21	003257	CDJ	City of Missoula - Invoice: 07042	96.25		
				Current Period Change	548.84		548.84
	8/31/21			Ending Balance			3,917.08
5720 Electrical Repair	8/1/21			Beginning Balance			878.25
	8/31/21			Ending Balance			878.25
5725 Maintenance	8/1/21			Beginning Balance			1,318.50
	8/10/21	003252	CDJ	Gatewest - Invoice: 7/15/21 mai	114.63		
	8/10/21	003252	CDJ	Gatewest - Invoice: 7/31/21 mai	107.63		
				Current Period Change	222.26		222.26
	8/31/21			Ending Balance			1,540.76
5760 Building Repair	8/1/21			Beginning Balance			100.00
	8/10/21	003252	CDJ	Gatewest - Invoice: 7/31/21 mai	57.00		
				Current Period Change	57.00		57.00
	8/31/21			Ending Balance			157.00
5795 Snow Removal	8/1/21			Beginning Balance			6,575.00
	8/31/21			Ending Balance			6,575.00
5810 Supplies-Maintenance	8/1/21			Beginning Balance			189.95
	8/31/21			Ending Balance			189.95
5830 Yard Care/Improvement	8/1/21			Beginning Balance			9,140.84
	8/10/21	003252	CDJ	Gatewest - Invoice: 7/31/21 mai	9.50		
	8/18/21	003255	CDJ	Nature's Best, Inc. - Invoice: 949	1,652.00		
	8/18/21	003255	CDJ	Nature's Best, Inc. - Invoice: 117	354.00		
	8/18/21	003255	CDJ	Nature's Best, Inc. - Invoice: 949	460.95		
				Current Period Change	2,476.45		2,476.45
	8/31/21			Ending Balance			11,617.29