

villageatelkhills.com

Village at Elk Hills HOA1

Board Meeting

Agenda

December 1, 2021 5:30pm

Join Zoom Meeting

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQzJsekxvU0JlVQ09>

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=N203NzV2TIY3aE1mQzJsekxvU0JlVQ09>

Agenda

- A. Call to Order
- B. Review of November 2021 Minutes
- C. Financial Report

Review of October 2021 Budget Statement

- D. President's Report

1. There has been another complaint filed with Animal Control about disruptive barking by dogs in a unit in 5100. The Board is able to enact a second fine on the property owner of \$200 for the second occurrence of an unreasonable annoyance to the community per the 8.18-23.2010 Resolution



"Establishing a Monetary Fine for Nuisances Caused by Nuisance Dogs" in addition to Declaration of Restrictions 5.3.10 and 3.11 of the Bylaws for the Village at Elk Hills. The Board has the right and responsibility to require that nuisance dogs be removed from the property. The oversized dog in 5100 should be removed from the property immediately.

T. Goldich had a conversation with Attorney Chris Johnson at Worden Thane about the Board's ability to assess periodic (daily, monthly, etc.) fines for non-compliance and violations. Attorney Johnson will review our governing documents and will respond with advice.

2. Re alterations to any Units:

a. 7.3: Modifications to the interior of Units which have the potential to affect the Common Element wall, roofs or other areas...shall require prior approval.

b. 7.4.3: No Owner may enclose his or her Unit's patio, or change the enclosure of the balcony or the front landings, without the prior written consent of the Board or the architectural committee.

c. 7.4.5: No Owner shall make a repair or alteration or perform any other work on his or her Condominium which would jeopardize the soundness or safety of the Project, reduce the value thereof, or impair any easement or hereditament unless the consent of all the other units owners affected is first obtained.

F. Meeting Dates for 2022:

Jan. 5
Feb. 2
Mar. 2
Apr. 6
May 4 Monthly plus annual meeting
June 1
July 6

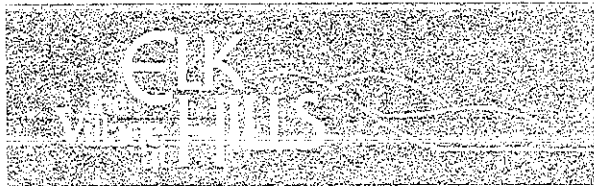


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Aug. 3
Sept. 7
Oct. 5
Nov. 2
Dec. 7

G. Public Forum

H. Adjournment



**Village at Elk Hills HOA1
Board Meeting
Minutes
November 3, 2021 5:30pm**

Board attending: T. Goldich, S. Rainey by proxy, J. Gandenberger, E. Porzia
Public attending: B. Carlson, L. Jesness, R. Olson, M. Gall, K. Schultz, M. Baxter

Minutes

A. Call to Order – 5:30p

B. Review of October 2021 Minutes – Board walkabout on grounds rescheduled due to TG quarantine. Minutes accepted with no other changes. Motion to accept: EP, second JG.

C. Financial Report

Review of September 2021 Budget Statement – Motion to accept: EP, second JG, with no changes.

D. President's Report

1. Gatewest has finished cleaning the gutters and is working with Nature's Best to schedule the next fall cleanup.
2. The flooring replacement going on in 5104 required no Board action since the flooring swap is "like for like."
3. A different attorney has been contacted to help the HOA write language to institute a new fine structure to be used for ongoing violations of governing documents.
4. Part of the drain system installed in 5100 #1 has been painted. Gatewest is storing the paint which matches the siding.

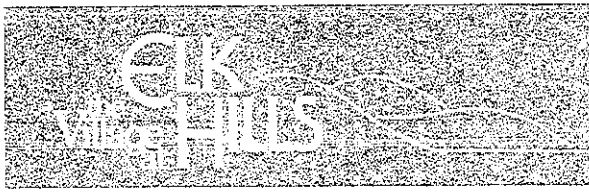
E. Meeting Dates for 2021: The last meeting for 2021 begins at 5:30pm and will be via Zoom:

Dec. 1

F. Public Forum

Questions included:

1. Will roof information be shared? Of course. Owners get the same information the Board gets.



2. Will the wildlife corridor be treated? Yes, in the spring.
3. How is any "surplus" in the budget handled? Considered part of roof fund.
3. Can we get quotes for irrigation system repair? L. Jesness will look for quotes in the spring.
4. Can "surplus" budget money be invested? Not at this time. There would not be enough usable funds remaining in the underfunded reserve fund. CD rates are very low and may include penalties for early withdrawal.
5. Are residents responsible for caring for small patches of ground around their doors? No. If a resident chooses, help is welcome as long as non-carcinogenic chemicals are used. Hiring detailers at Nature's Best costs \$45 per hour per person and due to staff shortages, difficult.

G. Adjournment – Meeting adjourned at 6:25p.

Respectfully submitted,

Terri J. Goldich
President
November 8, 2021

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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	10,980.00	11,250.00	112,235.00	111,600.00
LATE FEES	10.00	8.33	20.00	83.30
Total Revenues	10,990.00	11,258.33	112,255.00	111,683.30
Expenses				
Meeting Expense	0.00	15.50	93.30	155.00
Management Fee	810.00	810.00	8,100.00	8,100.00
Accounting	0.00	0.00	125.00	100.00
Bank Charges	0.00	0.83	0.00	8.30
Legal Fees	0.00	8.33	0.00	83.30
Office / Postage	0.00	27.08	541.49	270.80
Licenses	0.00	0.00	25.00	25.00
Insurance	1,489.00	1,583.33	15,457.00	15,833.30
Power	157.08	291.67	1,533.33	2,916.70
Professional Fee	0.00	41.67	235.00	416.70
Water-Domestic	161.91	916.67	7,590.11	9,166.70
Water-Irrigation	1,740.94	1,150.00	6,199.37	8,000.00
Sewer	95.87	0.00	4,465.92	7,500.00
Plumbing Repair	150.00	83.33	150.00	833.30
Electrical Repair	0.00	125.00	887.75	1,250.00
Maintenance	481.75	583.33	2,778.26	5,833.30
Asphalt Maintenance	0.00	83.33	0.00	833.30
Building Repair	0.00	1,666.67	1,240.75	16,666.70
Painting	0.00	250.00	0.00	2,500.00
Snow Removal	0.00	2,000.00	6,575.00	8,000.00
Supplies-Maintenance	60.12	75.00	349.86	750.00
Yard Care/Improvement	5,699.30	0.00	18,197.83	18,000.00
Total Expenses	10,845.97	9,711.74	74,544.97	107,242.40
Net Income	\$ 144.03	\$ 1,546.59	\$ 37,710.03	\$ 4,440.90

Village at Elk Hills Association
Balance Sheet
October 31, 2021

ASSETS

Current Assets		
Cash in Checking	\$	52,710.03
Cash in Reserve		63,410.00
Roof Fund		5,824.27
		<hr/>
Total Current Assets		121,944.30
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>121,944.30</u>

Village at Elk Hills Association
General Ledger Expenses

For the Period From Oct 1, 2021 to Oct 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	10/1/21			Beginning Balance			93.30
	10/31/21			Ending Balance			93.30
5010 Management Fee	10/1/21			Beginning Balance			7,290.00
	10/20/21	003272	CDJ	Gatewest - Invoice: VEH 10/202	810.00		
				Current Period Change	810.00		810.00
	10/31/21			Ending Balance			8,100.00
5050 Accounting	10/1/21			Beginning Balance			125.00
	10/31/21			Ending Balance			125.00
5160 Office / Postage	10/1/21			Beginning Balance			541.49
	10/31/21			Ending Balance			541.49
5250 Licenses	10/1/21			Beginning Balance			25.00
	10/31/21			Ending Balance			25.00
5450 Insurance	10/1/21			Beginning Balance			13,968.00
	10/25/21	003274	CDJ	Berkley North Pacific - Invoice: 2	1,489.00		
				Current Period Change	1,489.00		1,489.00
	10/31/21			Ending Balance			15,457.00
5500 Power	10/1/21			Beginning Balance			1,376.25
	10/12/21	003269	CDJ	North Western Energy - Invoice:	9.95		
	10/12/21	003269	CDJ	North Western Energy - Invoice:	44.92		
	10/12/21	003269	CDJ	North Western Energy - Invoice:	64.89		
	10/12/21	003269	CDJ	North Western Energy - Invoice:	17.96		
	10/12/21	003269	CDJ	North Western Energy - Invoice:	19.36		
				Current Period Change	157.08		157.08
	10/31/21			Ending Balance			1,533.33
5525 Professional Fee	10/1/21			Beginning Balance			235.00
	10/31/21			Ending Balance			235.00
5550 Water-Domestic	10/1/21			Beginning Balance			7,428.20
	10/12/21	003268	CDJ	City of Missoula - Invoice: 07042	161.91		
				Current Period Change	161.91		161.91
	10/31/21			Ending Balance			7,590.11
5551 Water-Irrigation	10/1/21			Beginning Balance			4,458.43
	10/12/21	003268	CDJ	City of Missoula - Invoice: 07020	1,740.94		
				Current Period Change	1,740.94		1,740.94
	10/31/21			Ending Balance			6,199.37
5600 Sewer	10/1/21			Beginning Balance			4,370.05
	10/12/21	003268	CDJ	City of Missoula - Invoice: 07042	95.87		
				Current Period Change	95.87		95.87
	10/31/21			Ending Balance			4,465.92
5710 Plumbing Repair	10/1/21			Beginning Balance			
	10/20/21	003272	CDJ	Gatewest - Invoice: 9/15/21 mai	150.00		
				Current Period Change	150.00		150.00

Village at Elk Hills Association
General Ledger Expenses

For the Period From Oct 1, 2021 to Oct 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
	10/31/21			Ending Balance			150.00
5720 Electrical Repair	10/1/21			Beginning Balance			887.75
	10/31/21			Ending Balance			887.75
5725 Maintenance	10/1/21			Beginning Balance			2,296.51
	10/20/21	003272	CDJ	Gatewest - Invoice: 9/15/21 mai	418.00		
	10/20/21	003272	CDJ	Gatewest - Invoice: 9/30/21 mai	63.75		
				Current Period Change	481.75		481.75
	10/31/21			Ending Balance			2,778.26
5760 Building Repair	10/1/21			Beginning Balance			1,240.75
	10/31/21			Ending Balance			1,240.75
5795 Snow Removal	10/1/21			Beginning Balance			6,575.00
	10/31/21			Ending Balance			6,575.00
5810 Supplies-Maintenance	10/1/21			Beginning Balance			289.74
	10/20/21	003271	CDJ	Ace Hardware - Invoice: 218642		7.68	
	10/20/21	003271	CDJ	Ace Hardware - Invoice: 218642	21.36		
	10/20/21	003271	CDJ	Ace Hardware - Invoice: 218641	28.97		
	10/20/21	003271	CDJ	Ace Hardware - Invoice: 218633	12.98		
	10/20/21	003271	CDJ	Ace Hardware - Invoice: 218641	4.49		
				Current Period Change	67.80	7.68	60.12
	10/31/21			Ending Balance			349.86
5830 Yard Care/Improvement	10/1/21			Beginning Balance			12,498.53
	10/12/21	003270	CDJ	Nature's Best, Inc. - Invoice: 172	265.00		
	10/12/21	003270	CDJ	Nature's Best, Inc. - Invoice: 141	1,409.30		
	10/12/21	003270	CDJ	Nature's Best, Inc. - Invoice: 172	1,300.00		
	10/12/21	003270	CDJ	Nature's Best, Inc. - Invoice: 141	587.14		
	10/12/21	003270	CDJ	Nature's Best, Inc. - Invoice: 141	1,683.35		
	10/12/21	003270	CDJ	Nature's Best, Inc. - Invoice: 172	430.55		
	10/20/21	003273	CDJ	Terri Goldich - Invoice: Ace 10/1	23.96		
				Current Period Change	5,699.30		5,699.30
	10/31/21			Ending Balance			18,197.83