



villageatelkhills.com

## **Village at Elk Hills HOA1**

### **Board Meeting**

#### **Agenda**

**January 5, 2022 5:30pm**

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQzJsekxvU0JlVQOT09>

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/kqtsceCaX>

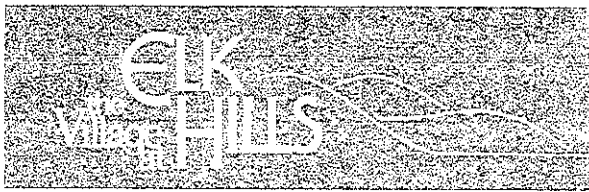
#### **Agenda**

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

Review of November 2021 Budget Statement

- D. President's Report

1. The Board thanks Emily Porzia for stepping in to help out last year as she completes her term with us. She was invaluable and the Board looks forward to her input in future.



2. Outstanding issues to carry over to 2022:

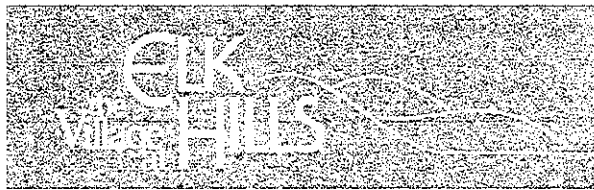
- a. Reimbursement from Republic Services for damage to gutters by collection truck
- b. Informational sign for entrance by mail kiosk; design delivered to Farrside Signs Aug. 25, 2021
- c. Discussion re: garage sales
- d. Information sharing re: Loss Assessment Endorsement coverage
- e. Contact with Atty. Chris Johnson re: establishment of new fine structure for periodic fines (monthly, daily, etc.) for long-standing non-compliance and violations

F. Meeting Dates for 2022:

Feb. 2  
Mar. 2  
Apr. 6  
May 4 Monthly plus annual meeting  
June 1  
July 6  
Aug. 3  
Sept. 7  
Oct. 5  
Nov. 2  
Dec. 7

G. Public Forum

H. Adjournment



**Village at Elk Hills HOA1  
Board Meeting  
Minutes  
December 1, 2021 5:30pm**

Board attending: T. Goldich, E. Porzia, S. Rainey

Public attending: None

**Minutes**

A. Call to Order – 5:31pm

B. Review of November 2021 Minutes – accepted as written. Motion by SR, 2<sup>nd</sup> EP.

C. Financial Report

Review of October 2021 Budget Statement – accepted as written.  
Motion by EP, 2<sup>nd</sup> SR.

D. President's Report

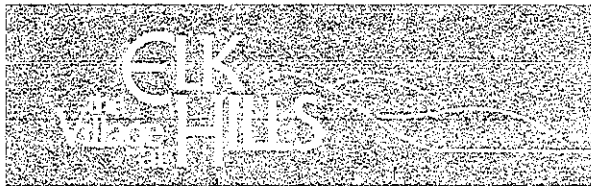
1. Due to an additional complaint being filed with Missoula's Animal Control by a resident of 5100, the Board voted to assess a second fine of \$200 for continuing violation of Bylaws 3.11, Declaration of Restrictions 5.3.10, and the 8.18-23.2010 Resolution "Establishing a Monetary Fine for Nuisances caused by Nuisance Dogs." Motion by EP, 2<sup>nd</sup> SR. The Board further voted to request that Gatewest contact the owner again to notify her that the oversize dog is not allowed on this property for any reason, effective immediately. Motion by SR, 2<sup>nd</sup> EP.

E. Meeting Dates for 2022:

Jan. 5

Feb. 2

Mar. 2



Apr. 6  
May 4 Monthly plus annual meeting  
June 1  
July 6  
Aug. 3  
Sept. 7  
Oct. 5  
Nov. 2  
Dec. 7

F. Public Forum – no public in attendance.

G. Adjournment – adjourned at 5:41pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Terri J. Goldich". The signature is fluid and cursive, with a large initial "T" and "J".

Terri J. Goldich  
President  
December 1, 2021

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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	12,330.00	11,250.00	124,565.00	122,850.00
LATE FEES	15.00	8.33	35.00	91.63
Total Revenues	12,345.00	11,258.33	124,600.00	122,941.63
Expenses				
Meeting Expense	15.55	15.50	108.85	170.50
Management Fee	810.00	810.00	8,910.00	8,910.00
Accounting	0.00	0.00	125.00	100.00
Bank Charges	0.00	0.83	0.00	9.13
Legal Fees	0.00	8.33	0.00	91.63
Office / Postage	0.00	27.08	541.49	297.88
Licenses	0.00	0.00	25.00	25.00
Insurance	1,489.00	1,583.33	16,946.00	17,416.63
Power	155.21	291.67	1,688.54	3,208.37
Professional Fee	0.00	41.67	235.00	458.37
Water-Domestic	1,709.84	916.67	9,299.95	10,083.37
Water-Irrigation	300.41	0.00	6,499.78	8,000.00
Sewer	1,097.68	0.00	5,563.60	7,500.00
Plumbing Repair	1,250.69	83.33	1,400.69	916.63
Electrical Repair	0.00	125.00	887.75	1,375.00
Maintenance	310.50	583.33	3,088.76	6,416.63
Asphalt Maintenance	0.00	83.33	0.00	916.63
Building Repair	0.00	1,666.67	1,240.75	18,333.37
Painting	0.00	250.00	0.00	2,750.00
Snow Removal	0.00	2,000.00	6,575.00	10,000.00
Supplies-Maintenance	14.98	75.00	364.84	825.00
Yard Care/Improvement	0.00	0.00	18,197.83	18,000.00
Total Expenses	7,153.86	8,561.74	81,698.83	115,804.14
Net Income	\$ 5,191.14	\$ 2,696.59	\$ 42,901.17	\$ 7,137.49

Village at Elk Hills Association  
Balance Sheet  
November 30, 2021

ASSETS

Current Assets		
Cash in Checking	\$	57,901.17
Cash in Reserve		63,410.00
Roof Fund		5,824.27
		<hr/>
Total Current Assets		127,135.44
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>127,135.44</u>

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Nov 1, 2021 to Nov 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	11/1/21			Beginning Balance			93.30
Meeting Expense	11/17/21	003280	CDJ	Terri Goldich - Invoice: ZOOM I	15.55		
	11/30/21			Current Period Change	15.55		15.55
				Ending Balance			108.85
5010	11/1/21			Beginning Balance			8,100.00
Management Fee	11/12/21	003277	CDJ	Gatewest - Invoice: VEH 11/202	810.00		
	11/30/21			Current Period Change	810.00		810.00
				Ending Balance			8,910.00
5050	11/1/21			Beginning Balance			125.00
Accounting	11/30/21			Ending Balance			125.00
5160	11/1/21			Beginning Balance			541.49
Office / Postage	11/30/21			Ending Balance			541.49
5250	11/1/21			Beginning Balance			25.00
Licenses	11/30/21			Ending Balance			25.00
5450	11/1/21			Beginning Balance			15,457.00
Insurance	11/24/21	003282	CDJ	Berkley North Pacific - Invoice: 2	1,489.00		
	11/30/21			Current Period Change	1,489.00		1,489.00
				Ending Balance			16,946.00
5500	11/1/21			Beginning Balance			1,533.33
Power	11/12/21	003276	CDJ	North Western Energy - Invoice:	43.52		
	11/12/21	003276	CDJ	North Western Energy - Invoice:	18.63		
	11/12/21	003276	CDJ	North Western Energy - Invoice:	10.66		
	11/12/21	003276	CDJ	North Western Energy - Invoice:	64.67		
	11/12/21	003276	CDJ	North Western Energy - Invoice:	17.73		
	11/30/21			Current Period Change	155.21		155.21
				Ending Balance			1,688.54
5525	11/1/21			Beginning Balance			235.00
Professional Fee	11/30/21			Ending Balance			235.00
5550	11/1/21			Beginning Balance			7,590.11
Water-Domestic	11/12/21	003275	CDJ	City of Missoula - Invoice: 07042	122.23		
	11/12/21	003275	CDJ	City of Missoula - Invoice: 07020	129.89		
	11/12/21	003275	CDJ	City of Missoula - Invoice: 07042		59.38	
	11/12/21	003275	CDJ	City of Missoula - Invoice: 07041	190.65		
	11/12/21	003275	CDJ	City of Missoula - Invoice: 07042	292.23		
	11/12/21	003275	CDJ	City of Missoula - Invoice: 07042	114.57		
	11/12/21	003275	CDJ	City of Missoula - Invoice: 11379	114.57		
	11/17/21	003279	CDJ	City of Missoula - Invoice: 11379	108.82		
	11/17/21	003279	CDJ	City of Missoula - Invoice: 07042	118.40		
	11/17/21	003279	CDJ	City of Missoula - Invoice: 07041	196.39		
	11/17/21	003279	CDJ	City of Missoula - Invoice: 07042	156.17		
	11/17/21	003279	CDJ	City of Missoula - Invoice: 07042	116.48		
	11/17/21	003279	CDJ	City of Missoula - Invoice: 07020	108.82		
	11/30/21			Current Period Change	1,769.22	59.38	1,709.84
				Ending Balance			9,299.95
5551	11/1/21			Beginning Balance			6,199.37
Water-Irrigation	11/12/21	003275	CDJ	City of Missoula - Invoice: 07020	300.41		

Village at Elk Hills Association  
General Ledger Expenses

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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
	11/30/21			Current Period Change	300.41		300.41
				Ending Balance			6,499.78
5600 Sewer	11/1/21			Beginning Balance			4,465.92
	11/12/21	003275	CDJ	City of Missoula - Invoice: 07020	99.82		
	11/12/21	003275	CDJ	City of Missoula - Invoice: 07042	85.25		
	11/12/21	003275	CDJ	City of Missoula - Invoice: 11379	73.32		
	11/12/21	003275	CDJ	City of Missoula - Invoice: 07041	98.33		
	11/12/21	003275	CDJ	City of Missoula - Invoice: 07042	96.25		
	11/12/21	003275	CDJ	City of Missoula - Invoice: 07042	95.87		
	11/17/21	003279	CDJ	City of Missoula - Invoice: 07042	85.25		
	11/17/21	003279	CDJ	City of Missoula - Invoice: 07020	99.82		
	11/17/21	003279	CDJ	City of Missoula - Invoice: 07042	95.87		
	11/17/21	003279	CDJ	City of Missoula - Invoice: 07042	96.25		
	11/17/21	003279	CDJ	City of Missoula - Invoice: 11379	73.32		
	11/17/21	003279	CDJ	City of Missoula - Invoice: 07041	98.33		
				Current Period Change	1,097.68		1,097.68
	11/30/21			Ending Balance			5,563.60
5710 Plumbing Repair	11/1/21			Beginning Balance			150.00
	11/17/21	003281	CDJ	Sentinel Mechanical LLC - Invoi	1,250.69		
				Current Period Change	1,250.69		1,250.69
	11/30/21			Ending Balance			1,400.69
5720 Electrical Repair	11/1/21			Beginning Balance			887.75
	11/30/21			Ending Balance			887.75
5725 Maintenance	11/1/21			Beginning Balance			2,778.26
	11/12/21	003277	CDJ	Gatewest - Invoice: 10/31/21 ma	165.50		
	11/12/21	003277	CDJ	Gatewest - Invoice: 10/15/21 ma	145.00		
				Current Period Change	310.50		310.50
	11/30/21			Ending Balance			3,088.76
5760 Building Repair	11/1/21			Beginning Balance			1,240.75
	11/30/21			Ending Balance			1,240.75
5795 Snow Removal	11/1/21			Beginning Balance			6,575.00
	11/30/21			Ending Balance			6,575.00
5810 Supplies-Maintenance	11/1/21			Beginning Balance			349.86
	11/17/21	003278	CDJ	Ace Hardware - Invoice: 218702	7.99		
	11/17/21	003278	CDJ	Ace Hardware - Invoice: 218710	6.99		
				Current Period Change	14.98		14.98
	11/30/21			Ending Balance			364.84
5830 Yard Care/Improvement	11/1/21			Beginning Balance			18,197.83
	11/30/21			Ending Balance			18,197.83