

villageatelkhills.com

**Village at Elk Hills HOA1
Board Meeting**

Agenda

April 6, 2022 5:30pm

Join Zoom Meeting

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQzJsekxvU0JVOT09>

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>

Agenda

Board attending:

Public attending:

- A. Call to Order
- B. Review of February 2022 Minutes

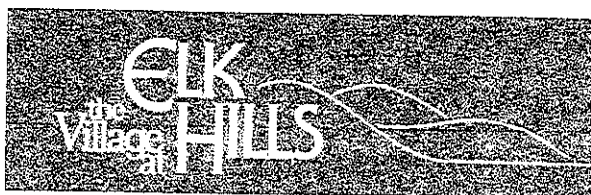
Motion to accept: 2nd:

C. Financial Report

- 1. Review of January 2022 and February 2022 Budgets

Motion to accept: 2nd:

D. President's Report



1. Farr Side Signs has been contacted for an update about the informational sign.
2. A letter from Gatewest for new residents with reminders about parking, storage of garbage cans, the website, and other issues new residents may not be aware of, will be shared.
3. Residents are reminded that all dogs must be leashed while outside anywhere on our property. Also, it is illegal to allow pets to chase wildlife and doing so can result in hefty fines.
4. Residents are allowed two vehicles only per unit. The primary parking space is the garage with the second vehicle parked either adjacent to the garage when possible or in a nearby space or lot. Other vehicles, including recreational vehicles, motorcycles, etc., must be stored offsite. Parking during the summer and holidays gets very tight so everyone is asked to share our parking spaces.
5. An emergency meeting was held on March 9, 2022, to respond to a request from the owner of 5100 #8 to replace carpeting with laminate flooring. The request was approved after a careful review of the flooring involved with the stipulation that if the downstairs neighbors experience increased noise transmission, the upstairs owner will install rugs in high traffic areas.
6. It may be possible to hold the May 4 regular Board and annual meeting in person. Health department information and recommendations will be reviewed and an appropriate location reserved if possible.
7. A suggestion has been made to place unit numbers on windows and sliding doors on the back sides of buildings at ground level to facilitate first responder access.

F. Meeting Dates for 2022:

May 4 Monthly plus annual meeting
June 1
July 6
Aug. 3
Sept. 7



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Oct. 5
Nov. 2
Dec. 7

G. Public Forum

H. Adjournment



Village at Elk Hills HOA1

Board Meeting

Minutes

February 2, 2022 5:30pm

Minutes

Board attending: J. Gandenberger, T. Goldich, S. Rainey

Public attending: None

A. Call to Order – 5:30PM

B. Review of January 2022 Minutes – accepted as written. Motion TG, 2nd by SR.

C. Financial Report

Review of December 2021 Budget Statement to be addressed in Board meeting.

D. President's Report

1. Attached please find the FY 2021 close budget and the proposed budget for 2022 – estimated budget for FY2022 accepted as presented, with the choice of Plan B for consideration of the reserve fund. For more information about reserve funds, two articles have been posted on the home page of the website at villageatelkhills.com. TG will work the Gatewest to set the new budget.

F. Meeting Dates for 2022:

Mar. 2 CANCELLED

Apr. 6

May 4 Monthly plus annual meeting

June 1

July 6

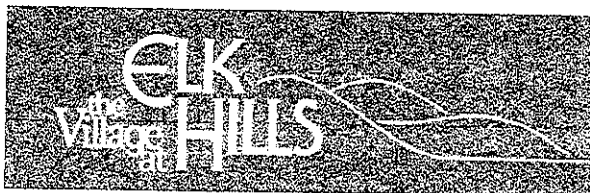
Aug. 3

Sept. 7

Oct. 5

Nov. 2

Dec. 7



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G. Public Forum

H. Adjournment – 6:08pm

Respectfully submitted,

Terri J. Goldich
President
February 2, 2022

Village at Elk Hills Association
Income & Expense Statement
For the One Months Ending January 31, 2022

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	10,750.00	11,250.00	10,750.00	11,250.00
Total Revenues	10,750.00	11,250.00	10,750.00	11,250.00
Expenses				
Meeting Expense	15.55	15.83	15.55	15.83
Management Fee	810.00	900.00	810.00	900.00
Legal Fees	0.00	20.83	0.00	20.83
Office / Postage	66.44	50.00	66.44	50.00
Insurance	1,488.00	1,583.33	1,488.00	1,583.33
Power	203.24	166.67	203.24	166.67
Professional Fee	0.00	20.83	0.00	20.83
Water-Domestic	0.00	1,000.00	0.00	1,000.00
Sewer	0.00	541.67	0.00	541.67
Plumbing Repair	0.00	125.00	0.00	125.00
Electrical Repair	0.00	83.33	0.00	83.33
Maintenance	573.10	416.67	573.10	416.67
Building Repair	0.00	416.67	0.00	416.67
Painting	0.00	83.33	0.00	83.33
Snow Removal	4,557.00	2,000.00	4,557.00	2,000.00
Supplies-Maintenance	61.96	41.67	61.96	41.67
Total Expenses	7,775.29	7,465.83	7,775.29	7,465.83
Net Income	\$ 2,974.71	\$ 3,784.17	\$ 2,974.71	\$ 3,784.17

Village at Elk Hills Association
Balance Sheet
January 31, 2022

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ASSETS

Current Assets		
Cash in Checking	\$	65,033.49
Cash in Reserve		64,535.00
Roof Fund		6,161.77
		<hr/>
Total Current Assets		135,730.26
Property and Equipment		
		<hr/>
Total Property and Equipment		0.00
Other Assets		
		<hr/>
Total Other Assets		0.00
Total Assets	\$	<hr/> <hr/> 135,730.26

Village at Elk Hills Association
General Ledger Expenses

For the Period From Jan 1, 2022 to Jan 31, 2022

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	1/1/22			Beginning Balance			
	1/24/22	003298	CDJ	Terri Goldich - Invoice: ZOOM I	15.55		
	1/31/22			Current Period Change	15.55		15.55
				Ending Balance			15.55
5010 Management Fee	1/1/22			Beginning Balance			
	1/10/22	003294	CDJ	Gatewest - Invoice: VEH 1/2022	810.00		
	1/31/22			Current Period Change	810.00		810.00
				Ending Balance			810.00
5160 Office / Postage	1/1/22			Beginning Balance			
	1/10/22	003294	CDJ	Gatewest - Invoice: VEH 1/5/202	52.94		
	1/24/22	003297	CDJ	Gatewest - Invoice: Costco Dec	13.50		
	1/31/22			Current Period Change	66.44		66.44
				Ending Balance			66.44
5450 Insurance	1/1/22			Beginning Balance			
	1/25/22	003300	CDJ	Berkley North Pacific - Invoice: 2	1,488.00		
	1/31/22			Current Period Change	1,488.00		1,488.00
				Ending Balance			1,488.00
5500 Power	1/1/22			Beginning Balance			
	1/10/22	003293	CDJ	North Western Energy - Invoice:	11.70		
	1/10/22	003293	CDJ	North Western Energy - Invoice:	93.02		
	1/10/22	003293	CDJ	North Western Energy - Invoice:	21.96		
	1/10/22	003293	CDJ	North Western Energy - Invoice:	56.05		
	1/10/22	003293	CDJ	North Western Energy - Invoice:	20.51		
	1/31/22			Current Period Change	203.24		203.24
				Ending Balance			203.24
5725 Maintenance	1/1/22			Beginning Balance			
	1/10/22	003294	CDJ	Gatewest - Invoice: 12/15/21 ma	189.75		
	1/24/22	003297	CDJ	Gatewest - Invoice: 12/31/21 ma	383.35		
	1/31/22			Current Period Change	573.10		573.10
				Ending Balance			573.10
5795 Snow Removal	1/1/22			Beginning Balance			
	1/10/22	003295	CDJ	Nature's Best, Inc. - Invoice: 295	1,524.00		
	1/24/22	003299	CDJ	Nature's Best, Inc. - Invoice: 314	3,033.00		
	1/31/22			Current Period Change	4,557.00		4,557.00
				Ending Balance			4,557.00
5810 Supplies-Maintenance	1/1/22			Beginning Balance			
	1/24/22	003296	CDJ	Ace Hardware - Invoice: 218783	54.97		
	1/24/22	003296	CDJ	Ace Hardware - Invoice: 218770	6.99		
	1/31/22			Current Period Change	61.96		61.96
				Ending Balance			61.96

Village at Elk Hills Association
Income & Expense Statement
For the Two Months Ending February 28, 2022

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	8,750.00	11,250.00	19,500.00	22,500.00
LATE FEES	30.00	0.00	30.00	0.00
Total Revenues	8,780.00	11,250.00	19,530.00	22,500.00
Expenses				
Meeting Expense	15.55	15.83	31.10	31.66
Management Fee	810.00	900.00	1,620.00	1,800.00
Accounting	130.00	0.00	130.00	0.00
Legal Fees	0.00	20.83	0.00	41.66
Office / Postage	0.00	50.00	66.44	100.00
Licenses	25.00	0.00	25.00	0.00
Insurance	1,488.00	1,583.33	2,976.00	3,166.66
Power	200.11	166.67	403.35	333.34
Professional Fee	0.00	20.83	0.00	41.66
Water-Domestic	789.98	1,000.00	789.98	2,000.00
Sewer	549.96	541.67	549.96	1,083.34
Plumbing Repair	0.00	125.00	0.00	250.00
Electrical Repair	0.00	83.33	0.00	166.66
Maintenance	368.08	416.67	941.18	833.34
Building Repair	(1,050.00)	416.67	(1,050.00)	833.34
Painting	0.00	83.33	0.00	166.66
Snow Removal	3,187.20	1,000.00	7,744.20	3,000.00
Supplies-Maintenance	50.97	41.67	112.93	83.34
Yard Care/Improvement	1,917.30	0.00	1,917.30	0.00
Total Expenses	8,482.15	6,465.83	16,257.44	13,931.66
Net Income	\$ 297.85	\$ 4,784.17	\$ 3,272.56	\$ 8,568.34

Village at Elk Hills Association
Balance Sheet
February 28, 2022

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ASSETS

Current Assets		
Cash in Checking	\$	63,868.84
Cash in Reserve		65,660.00
Roof Fund		6,499.27
		<hr/>
Total Current Assets		136,028.11
Property and Equipment		
		<hr/>
Total Property and Equipment		0.00
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>136,028.11</u>

Village at Elk Hills Association
General Ledger Expenses

For the Period From Feb 1, 2022 to Feb 28, 2022

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	2/1/22			Beginning Balance			15.55
	2/18/22	003306	CDJ	Terri Goldich - Invoice: ZOOM I	15.55		
	2/28/22			Current Period Change	15.55		15.55
				Ending Balance			31.10
5010 Management Fee	2/1/22			Beginning Balance			810.00
	2/18/22	003304	CDJ	Gatewest - Invoice: VEH 2/2022	810.00		
	2/28/22			Current Period Change	810.00		810.00
				Ending Balance			1,620.00
5050 Accounting	2/1/22			Beginning Balance			
	2/28/22	003309	CDJ	McNay & Messick, CPA's PC - I	130.00		
	2/28/22			Current Period Change	130.00		130.00
				Ending Balance			130.00
5160 Office / Postage	2/1/22			Beginning Balance			66.44
	2/28/22			Ending Balance			66.44
5250 Licenses	2/1/22			Beginning Balance			
	2/18/22	003304	CDJ	Gatewest - Invoice: BAR 2022 6	25.00		
	2/28/22			Current Period Change	25.00		25.00
				Ending Balance			25.00
5450 Insurance	2/1/22			Beginning Balance			1,488.00
	2/25/22	003308	CDJ	Berkley North Pacific - Invoice: 2	1,488.00		
	2/28/22			Current Period Change	1,488.00		1,488.00
				Ending Balance			2,976.00
5500 Power	2/1/22			Beginning Balance			203.24
	2/11/22	003302	CDJ	North Western Energy - Invoice:	80.75		
	2/11/22	003302	CDJ	North Western Energy - Invoice:	23.03		
	2/11/22	003302	CDJ	North Western Energy - Invoice:	27.24		
	2/11/22	003302	CDJ	North Western Energy - Invoice:	12.04		
	2/11/22	003302	CDJ	North Western Energy - Invoice:	57.05		
	2/28/22			Current Period Change	200.11		200.11
				Ending Balance			403.35
5550 Water-Domestic	2/1/22			Beginning Balance			
	2/11/22	003301	CDJ	City of Missoula - Invoice: 07020	109.38		
	2/11/22	003301	CDJ	City of Missoula - Invoice: 07042	176.23		
	2/11/22	003301	CDJ	City of Missoula - Invoice: 07042	115.16		
	2/11/22	003301	CDJ	City of Missoula - Invoice: 11379	113.23		
	2/11/22	003301	CDJ	City of Missoula - Invoice: 07041	166.60		
	2/11/22	003301	CDJ	City of Missoula - Invoice: 07042	109.38		
	2/28/22			Current Period Change	789.98		789.98
				Ending Balance			789.98
5600 Sewer	2/1/22			Beginning Balance			
	2/11/22	003301	CDJ	City of Missoula - Invoice: 07042	96.44		
	2/11/22	003301	CDJ	City of Missoula - Invoice: 07041	98.52		
	2/11/22	003301	CDJ	City of Missoula - Invoice: 07020	100.01		
	2/11/22	003301	CDJ	City of Missoula - Invoice: 07042	85.42		
	2/11/22	003301	CDJ	City of Missoula - Invoice: 11379	73.49		
	2/11/22	003301	CDJ	City of Missoula - Invoice: 07042	96.08		
	2/28/22			Current Period Change	549.96		549.96
				Ending Balance			549.96
5725	2/1/22			Beginning Balance			573.10

Village at Elk Hills Association
General Ledger Expenses

For the Period From Feb 1, 2022 to Feb 28, 2022

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
Maintenance	2/18/22	003304	CDJ	Gatewest - Invoice: 1/15/22 mai	162.08		
	2/18/22	003304	CDJ	Gatewest - Invoice: 1/31/22 mai	206.00		
				Current Period Change	368.08		368.08
	2/28/22			Ending Balance			941.18
5760	2/1/22			Beginning Balance			
Building Repair	2/24/22		GENJ	5110 Republic/gutter repair		1,050.00	
				Current Period Change		1,050.00	-1,050.00
	2/28/22			Ending Balance			-1,050.00
5795	2/1/22			Beginning Balance			4,557.00
Snow Removal	2/11/22	003303	CDJ	Nature's Best, Inc. - Invoice: B 1	3,157.20		
	2/18/22	003304	CDJ	Gatewest - Invoice: 1/31/22 mai	30.00		
				Current Period Change	3,187.20		3,187.20
	2/28/22			Ending Balance			7,744.20
5810	2/1/22			Beginning Balance			61.96
Supplies-Maintenance	2/18/22	003305	CDJ	Ace Hardware - Invoice: 218800	37.98		
	2/22/22	003307	CDJ	Ace Hardware - Invoice: 218800	12.99		
				Current Period Change	50.97		50.97
	2/28/22			Ending Balance			112.93
5830	2/1/22			Beginning Balance			
Yard Care/Improvement	2/11/22	003303	CDJ	Nature's Best, Inc. - Invoice: 227	1,354.10		
	2/11/22	003303	CDJ	Nature's Best, Inc. - Invoice: 141	257.64		
	2/11/22	003303	CDJ	Nature's Best, Inc. - Invoice: 141	89.86		
	2/11/22	003303	CDJ	Nature's Best, Inc. - Invoice: 141	215.70		
				Current Period Change	1,917.30		1,917.30
	2/28/22			Ending Balance			1,917.30