



**Village at Elk Hills HOA1**

**Annual Board Meeting**

**Minutes**

**May 4, 2022 5:30pm**

Board Attending: Terri J. Goldich, Sheryll Rainey, Jeanne Gandenberger, Bryce Baker  
Public Attending: Melinda Baxter, John Parker, Sharon Scarborough, Mary Tipp, Susan Wolfesen, Michael & Julie Mason, Margie Gall, Bea Paulson, Rae Olson, Carolyn Shultz, Claudia Christensen, Bob Worthington, Hal Christensen, Erin McGlinchey, Ken Barrett, Raney Tschida, Karen Frizzell

A. The meeting was called to order at 5:35pm by Terri J. Goldich

B. Financial Report: The 2021 Year-end statement and 2022 budget statement were reviewed. 2019-2022 assets and reserve account standings were discussed.

C. Roof Repair/Replacement: The Board supported that the expenditures from the reserve fund for the roofs are appropriate. A structural engineer was contacted to complete a survey building by building to submit a report of priority order of repairs. The structural engineer did turn us down but, did contact two other roofing companies to complete this survey. Roofing companies will be getting the survey to provide clarification on the problems, time frames and priority. Miller Roofing has been contacted and will address the garage repairs for buildings 5100 and 5108 that have had long standing issues. The cost will be \$5,000 per roof but will cut down the overall cost for the building repairs - long term. It was asked that considerations are taken to investigate 30 yr. vs. 50 yr. shingles.

Landscape: Terri has kept a "landscape log" that will be reviewed with items to address with Natures Best. Natures Best will no longer be contracted for the irrigation of the property. Mike Kohler with "KMR" will be the contractor going forward. The irrigation system is scheduled to be turned on May 15<sup>th</sup>.

Informational Form: If any owner has not already submitted the "Contact Information Form", please complete, and return to Gatewest Management. This information will not be published or distributed. Gatewest will check filed and check who – renters are reminded that Gatewest will need their information as well.



D. Board Membership: There was enough members to hold a quorum and due to no write-ins or floor nominations Claudia Christensen and Sheryll Rainey will fill the two positions.

E. Garage Sales: There have been several garage sale requests. The Bylaws only specifically prohibit "commercial activity" and "home business" and does not specify any restrictions on holding garage sales. We would like the owners to consider the pros and cons of a possible community garage sale. One of the main considerations is the parking at the property being hindered due to a community garage sale. Please provide feedback by the next monthly meeting. If approved, a resolution will need to be made.

F. Other Business: Another summer picnic was suggested. Please reach out to Sheryll regarding feedback on dates and times. Some owners do leave at the end of the summer, for the season.

G. The meeting was adjourned at 6:35pm. The next regular meeting will be held via Zoom on June 1<sup>st</sup>, 2022.

Respectfully submitted,

Anna Mantanona,  
Gatewest Management  
May 5, 2022