



villageatelkhills.com

Village at Elk Hills HOA1

Board Meeting

Agenda

June 1, 2022 5:30pm-6:30pm

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 (253) 2158782, enter meeting ID 85781700651# and passcode 482769#

Agenda

Board attending:

Public attending:

A. Call to Order

B. March-April 2022 Budget reviews – Questions:

Motion to accept: Second:

C. April 2022 Minutes – Questions:

Motion to accept: Second:

D. President's Reports:

1. Garage sales: At the May meeting, members were asked to provide comments on the topic of allowing garage sales, either individually or as a community. Two comments have been received, both recommending prohibiting garage/tag sales. The vote will be whether to allow sales of any kind on our property.

2. Bryce Baker kindly arranged for the Missoula County Weed District and Extension Manager, Bryce Christiaens, and Habitat Coordinator Marirose Kuhlman, to visit our wildlife areas on May 23, 2022. Both have studied and worked with Marilyn Marler. They were toured throughout the wildlife corridor and the other wildlife areas around our property. They were pleasantly surprised at the low level of weed control that needs to be done and the excellent level of plant diversity present. The aspens remaining in the corridor must be protected which will be done with hardware cloth.



They recommended three certified herbicide applicators who will be contacted for work in the wildlife corridor to spot-treat any spurge present. Given the low level of weeds, no wide-spread application of herbicide is needed. Hand-pulling of knapweed in the spring and/or fall is fine.

While they were being toured, a resident was seen walking through the wildlife corridor with a spray bottle containing some unknown substance. Please be advised that work will be done in the wildlife corridor by qualified, licensed professionals following best practices. No one else should be in the corridor. Certainly no one except qualified experts hired by the HOA should be spreading or spraying substances of any kind.

Ms. Kuhlman suggested that we may consider converting a portion of the areas closest to the Gulley behind 5108-5104 and the "back nine" into a "bee lawn," consisting of clover, self-heal, and other pollinator-supporting and self-seeding plants, since part of what was discussed was a way to reduce our overuse of water and fertilizer, and our mowing expenses. More information is forthcoming. She also stated that our property might qualify for a "Certified Wildlife Garden" designation from the National Wildlife Foundation given the high levels of biodiversity and native species.

3. Raney Tschida (5108 #8) has kindly offered to convert a small area of lawn at one end of the building into a meeting place for residents, consisting of a gravel base with appropriate chairs. Mr. Tschida offers this space to the community at his expense. The vote will be whether to approve this development of a common area.

4. Residents are reminded that pots of any kind (flowers, herbs, etc.) are not allowed on deck railings. This is a safety hazard and is prohibited in our governing documents. Residents are also reminded that nothing may be attached to the siding of any building without express written permission of the Board.

5. At the annual meeting, a "map" was handed out by a resident of an artist's depiction of a possible development of the Craighead property across the street. Please be advised that a development of this size will engender a great deal of scrutiny and permitting processes so angst about this early depiction is premature.

E. Public Forum

F. Adjournment

Village at Elk Hills Association
Income & Expense Statement
For the Three Months Ending March 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	30,250.00	33,750.00
LATE FEES	0.00	0.00	30.00	0.00
Total Revenues	10,750.00	11,250.00	30,280.00	33,750.00
Expenses				
Meeting Expense	0.00	15.83	31.10	47.49
Management Fee	810.00	900.00	2,430.00	2,700.00
Accounting	0.00	150.00	130.00	150.00
Bank Charges	2.00	0.00	2.00	0.00
Legal Fees	0.00	20.83	0.00	62.49
Office / Postage	0.00	50.00	66.44	150.00
Membership/Subscription	0.00	0.00	25.00	0.00
Insurance	1,488.00	1,583.33	4,464.00	4,749.99
Power	173.69	166.67	577.04	500.01
Professional Fee	0.00	20.83	0.00	62.49
Water-Domestic	1,584.96	1,000.00	2,374.94	3,000.00
Sewer	1,194.26	541.67	1,744.22	1,625.01
Plumbing Repair	0.00	125.00	0.00	375.00
Electrical Repair	0.00	83.33	0.00	249.99
Maintenance	280.63	416.67	1,221.81	1,250.01
Building Repair	(1,190.00)	416.67	(2,240.00)	1,250.01
Painting	0.00	83.33	0.00	249.99
Snow Removal	1,488.00	0.00	9,232.20	3,000.00
Supplies-Maintenance	0.00	41.67	112.93	125.01
Yard Care/Improvement	0.00	0.00	1,917.30	0.00
Total Expenses	5,831.54	5,615.83	22,088.98	19,547.49
Net Income	\$ 4,918.46	\$ 5,634.17	\$ 8,191.02	\$ 14,202.51

Village at Elk Hills Association
Balance Sheet
March 31, 2022

ASSETS

Current Assets		
Cash in Checking	\$	67,324.80
Cash in Reserve		66,785.00
Roof Fund		6,836.77
		<hr/>
Total Current Assets		140,946.57
Property and Equipment		
		<hr/>
Total Property and Equipment		0.00
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>140,946.57</u>

Village at Elk Hills Association
General Ledger Expenses

For the Period From Mar 1, 2022 to Mar 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	3/1/22			Beginning Balance			31.10
	3/31/22			Ending Balance			31.10
5010 Management Fee	3/1/22			Beginning Balance			1,620.00
	3/17/22	003313	CDJ	Gatewest - Invoice: VEH 3/2022	810.00		
				Current Period Change	810.00		810.00
	3/31/22			Ending Balance			2,430.00
5050 Accounting	3/1/22			Beginning Balance			130.00
	3/31/22			Ending Balance			130.00
5100 Bank Charges	3/1/22			Beginning Balance			
	3/25/22		GENJ	RTM 5104 2 Shechter	2.00		
				Current Period Change	2.00		2.00
	3/31/22			Ending Balance			2.00
5160 Office / Postage	3/1/22			Beginning Balance			66.44
	3/31/22			Ending Balance			66.44
5275 Membership/Subscription	3/1/22			Beginning Balance			25.00
	3/31/22			Ending Balance			25.00
5450 Insurance	3/1/22			Beginning Balance			2,976.00
	3/25/22	003314	CDJ	Berkley North Pacific - Invoice: 2	1,488.00		
				Current Period Change	1,488.00		1,488.00
	3/31/22			Ending Balance			4,464.00
5500 Power	3/1/22			Beginning Balance			403.35
	3/10/22	003311	CDJ	North Western Energy - Invoice:	25.39		
	3/10/22	003311	CDJ	North Western Energy - Invoice:	69.13		
	3/10/22	003311	CDJ	North Western Energy - Invoice:	48.65		
	3/10/22	003311	CDJ	North Western Energy - Invoice:	20.04		
	3/10/22	003311	CDJ	North Western Energy - Invoice:	10.48		
				Current Period Change	173.69		173.69
	3/31/22			Ending Balance			577.04
5550 Water-Domestic	3/1/22			Beginning Balance			789.98
	3/10/22	003310	CDJ	City of Missoula - Invoice: 07042	172.85		
	3/10/22	003310	CDJ	City of Missoula - Invoice: 07042	118.13		
	3/10/22	003310	CDJ	City of Missoula - Invoice: 11379	116.15		
	3/10/22	003310	CDJ	City of Missoula - Invoice: 07042	118.13		
	3/10/22	003310	CDJ	City of Missoula - Invoice: 07020	108.23		
	3/10/22	003310	CDJ	City of Missoula - Invoice: 07041	172.85		
	3/29/22	003315	CDJ	City of Missoula - Invoice: 11379	112.19		
	3/29/22	003315	CDJ	City of Missoula - Invoice: 07020	102.29		
	3/29/22	003315	CDJ	City of Missoula - Invoice: 07041	170.87		
	3/29/22	003315	CDJ	City of Missoula - Invoice: 07042	116.15		
	3/29/22	003315	CDJ	City of Missoula - Invoice: 07042	114.17		
	3/29/22	003315	CDJ	City of Missoula - Invoice: 07042	162.95		
				Current Period Change	1,584.96		1,584.96
	3/31/22			Ending Balance			2,374.94
5600 Sewer	3/1/22			Beginning Balance			549.96
	3/10/22	003310	CDJ	City of Missoula - Invoice: 11379	79.77		
	3/10/22	003310	CDJ	City of Missoula - Invoice: 07042	92.75		

Village at Elk Hills Association
General Ledger Expenses

For the Period From Mar 1, 2022 to Mar 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
	3/10/22	003310	CDJ	City of Missoula - Invoice: 07020	108.55		
	3/10/22	003310	CDJ	City of Missoula - Invoice: 07042	104.75		
	3/10/22	003310	CDJ	City of Missoula - Invoice: 07041	106.96		
	3/10/22	003310	CDJ	City of Missoula - Invoice: 07042	104.35		
	3/29/22	003315	CDJ	City of Missoula - Invoice: 07042	104.35		
	3/29/22	003315	CDJ	City of Missoula - Invoice: 07020	108.55		
	3/29/22	003315	CDJ	City of Missoula - Invoice: 07042	92.75		
	3/29/22	003315	CDJ	City of Missoula - Invoice: 11379	79.77		
	3/29/22	003315	CDJ	City of Missoula - Invoice: 07041	106.96		
	3/29/22	003315	CDJ	City of Missoula - Invoice: 07042	104.75		
				Current Period Change	1,194.26		1,194.26
	3/31/22			Ending Balance			1,744.22
5725 Maintenance	3/1/22			Beginning Balance			941.18
	3/17/22	003313	CDJ	Gatewest - Invoice: 2/15/22 mai	233.75		
	3/17/22	003313	CDJ	Gatewest - Invoice: 2/28/22 mai	46.88		
				Current Period Change	280.63		280.63
	3/31/22			Ending Balance			1,221.81
5760 Building Repair	3/1/22			Beginning Balance			-1,050.00
	3/1/22		GENJ	Republic		1,190.00	
				Current Period Change		1,190.00	-1,190.00
	3/31/22			Ending Balance			-2,240.00
5795 Snow Removal	3/1/22			Beginning Balance			7,744.20
	3/10/22	003312	CDJ	Nature's Best, Inc. - Invoice: 356	1,488.00		
				Current Period Change	1,488.00		1,488.00
	3/31/22			Ending Balance			9,232.20
5810 Supplies-Maintenance	3/1/22			Beginning Balance			112.93
	3/31/22			Ending Balance			112.93
5830 Yard Care/Improvement	3/1/22			Beginning Balance			1,917.30
	3/31/22			Ending Balance			1,917.30

Village at Elk Hills Association
Income & Expense Statement
For the Four Months Ending April 30, 2022

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	14,000.00	11,250.00	44,250.00	45,000.00
LATE FEES	5.00	0.00	35.00	0.00
Miscellaneous Income	300.00	0.00	300.00	0.00
Total Revenues	14,305.00	11,250.00	44,585.00	45,000.00
Expenses				
Meeting Expense	15.55	15.83	46.65	63.32
Management Fee	810.00	900.00	3,240.00	3,600.00
Accounting	0.00	0.00	130.00	150.00
Bank Charges	0.00	0.00	2.00	0.00
Legal Fees	0.00	20.83	0.00	83.32
Office / Postage	236.00	50.00	302.44	200.00
Membership/Subscription	0.00	25.00	25.00	25.00
Insurance	0.00	1,583.33	4,464.00	6,333.32
Power	173.11	166.67	750.15	666.68
Professional Fee	0.00	20.83	0.00	83.32
Water-Domestic	780.60	1,000.00	3,155.54	4,000.00
Sewer	600.37	541.67	2,344.59	2,166.68
Plumbing Repair	0.00	125.00	0.00	500.00
Electrical Repair	602.50	83.33	602.50	333.32
Maintenance	299.83	416.67	1,521.64	1,666.68
Building Repair	1,190.00	416.67	(1,050.00)	1,666.68
Painting	0.00	83.33	0.00	333.32
Snow Removal	219.00	0.00	9,451.20	3,000.00
Supplies-Maintenance	141.94	41.67	254.87	166.68
Yard Care/Improvement	1,618.00	2,500.00	3,535.30	2,500.00
Total Expenses	6,686.90	7,990.83	28,775.88	27,538.32
Net Income	\$ 7,618.10	\$ 3,259.17	\$ 15,809.12	\$ 17,461.68

Village at Elk Hills Association
Balance Sheet
April 30, 2022

ASSETS

Current Assets		
Cash in Checking	\$	73,480.40
Cash in Reserve		67,910.00
Roof Fund		7,174.27
		<hr/>
Total Current Assets		148,564.67
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>148,564.67</u>

Village at Elk Hills Association
General Ledger Expenses

For the Period From Apr 1, 2022 to Apr 30, 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	4/1/22			Beginning Balance			31.10
	4/15/22	003321	CDJ	Terri Goldich - Invoice: ZOOM 1	15.55		
	4/30/22			Current Period Change	15.55		15.55
				Ending Balance			46.65
5010 Management Fee	4/1/22			Beginning Balance			2,430.00
	4/15/22	003319	CDJ	Gatewest - Invoice: VEH 4/2022	810.00		
	4/30/22			Current Period Change	810.00		810.00
				Ending Balance			3,240.00
5050 Accounting	4/1/22			Beginning Balance			130.00
	4/30/22			Ending Balance			130.00
5100 Bank Charges	4/1/22			Beginning Balance			2.00
	4/30/22			Ending Balance			2.00
5160 Office / Postage	4/1/22			Beginning Balance			66.44
	4/26/22	003325	CDJ	Gatewest - Invoice: VEH 4/15/22	236.00		
	4/30/22			Current Period Change	236.00		236.00
				Ending Balance			302.44
5275 Membership/Subscription	4/1/22			Beginning Balance			25.00
	4/30/22			Ending Balance			25.00
5450 Insurance	4/1/22			Beginning Balance			4,464.00
	4/30/22			Ending Balance			4,464.00
5500 Power	4/1/22			Beginning Balance			577.04
	4/8/22	003316	CDJ	North Western Energy - Invoice:	19.48		
	4/8/22	003316	CDJ	North Western Energy - Invoice:	22.03		
	4/8/22	003316	CDJ	North Western Energy - Invoice:	10.37		
	4/8/22	003316	CDJ	North Western Energy - Invoice:	50.17		
	4/8/22	003316	CDJ	North Western Energy - Invoice:	71.06		
	4/30/22			Current Period Change	173.11		173.11
				Ending Balance			750.15
5550 Water-Domestic	4/1/22			Beginning Balance			2,374.94
	4/26/22	003324	CDJ	City of Missoula - Invoice: 07042	162.95		
	4/26/22	003324	CDJ	City of Missoula - Invoice: 07042	116.15		
	4/26/22	003324	CDJ	City of Missoula - Invoice: 07041	172.85		
	4/26/22	003324	CDJ	City of Missoula - Invoice: 11379	110.21		
	4/26/22	003324	CDJ	City of Missoula - Invoice: 07042	110.21		
	4/26/22	003324	CDJ	City of Missoula - Invoice: 07020	108.23		
	4/30/22			Current Period Change	780.60		780.60
				Ending Balance			3,155.54
5600 Sewer	4/1/22			Beginning Balance			1,744.22
	4/26/22	003324	CDJ	City of Missoula - Invoice: 07020	104.78		
	4/26/22	003324	CDJ	City of Missoula - Invoice: 07042	104.98		
	4/26/22	003324	CDJ	City of Missoula - Invoice: 07041	106.68		
	4/26/22	003324	CDJ	City of Missoula - Invoice: 07042	93.23		
	4/26/22	003324	CDJ	City of Missoula - Invoice: 11379	80.54		
	4/26/22	003324	CDJ	City of Missoula - Invoice: 07042	110.16		
	4/30/22			Current Period Change	600.37		600.37
				Ending Balance			2,344.59

Village at Elk Hills Association
General Ledger Expenses

For the Period From Apr 1, 2022 to Apr 30, 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
5720 Electrical Repair	4/1/22			Beginning Balance			
	4/15/22	003319	CDJ	Gatewest - Invoice: 3/31/22 mai	40.00		
	4/15/22	003322	CDJ	Holland Electric Inc - Invoice: 66	187.50		
	4/26/22	003326	CDJ	Holland Electric Inc - Invoice: 66	375.00		
				Current Period Change	602.50		602.50
	4/30/22			Ending Balance			602.50
5725 Maintenance	4/1/22			Beginning Balance			1,221.81
	4/15/22	003319	CDJ	Gatewest - Invoice: 3/31/22 mai	230.08		
	4/15/22	003319	CDJ	Gatewest - Invoice: 3/15/22 mai	69.75		
				Current Period Change	299.83		299.83
	4/30/22			Ending Balance			1,521.64
5760 Building Repair	4/1/22			Beginning Balance			-2,240.00
	4/8/22	003317	CDJ	ABC Seamless Missoula - Invoice	1,190.00		
				Current Period Change	1,190.00		1,190.00
	4/30/22			Ending Balance			-1,050.00
5795 Snow Removal	4/1/22			Beginning Balance			9,232.20
	4/8/22	003318	CDJ	Nature's Best, Inc. - Invoice: 370	219.00		
				Current Period Change	219.00		219.00
	4/30/22			Ending Balance			9,451.20
5810 Supplies-Maintenance	4/1/22			Beginning Balance			112.93
	4/15/22	003319	CDJ	Gatewest - Invoice: Amazon 339	126.96		
	4/15/22	003320	CDJ	Ace Hardware - Invoice: 218881	14.98		
				Current Period Change	141.94		141.94
	4/30/22			Ending Balance			254.87
5830 Yard Care/Improvement	4/1/22			Beginning Balance			1,917.30
	4/15/22	003319	CDJ	Gatewest - Invoice: 3/31/22 mai	70.00		
	4/22/22	003323	CDJ	Michael Thomas Kohler Sr - Inv	885.00		
	4/22/22	003323	CDJ	Michael Thomas Kohler Sr - Inv	663.00		
				Current Period Change	1,618.00		1,618.00
	4/30/22			Ending Balance			3,535.30



Village at Elk Hills HOA1

Board Meeting

Minutes

April 6, 2022 5:30pm

Minutes

Board attending: Jeanne Gandenberger, Terri J. Goldich, Sheryll Rainey

Public attending: Claudia Christensen, Laurie Welch-Jesness, Rae Olsen

A. Call to Order – 5:30pm

B. Review of February 2022 Minutes - Accepted with no changes

Motion to accept: TG 2nd: JG

C. Financial Report

1. Review of January 2022 and February 2022 Budgets – Gatewest has updated the 2022 budget reports to conform to the budget adopted in February.

Motion to accept: JG 2nd: SR

D. President's Report

1. 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. – Not reviewed at meeting.

2. 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. – The annual meeting will be held at Missoula Alliance Church on May 4, 2022, room 100, 5:30-6:30. A note about the meeting has been added to the home page of the website at villageatelkhills.com.

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. – Will add to "to do" list.



F. Meeting Dates for 2022:

May 4 Annual meeting

June 1

July 6

Aug. 3

Sept. 7

Oct. 5

Nov. 2

Dec. 7

G. Public Forum – Claudia Christensen – Gatewest requested Board approval for a letter to go to the owner of 5100 #5 outlining the owner's responsibility for reimbursement for the plumbing bill paid by the owners of 5100 #1 due to misuse of the garbage disposer in unit 5100 #5. The letter will request reimbursement to the owners of 5100 #1 and may include a suggestion that the disposer be removed from 5100 #5. The letter should also state that any future issues are the responsibility of the owner of 5100 #5.

Motion made by SR, 2nd by TG.

Laurie Welch-Jesness requested 15-20 minutes for a presentation by James Hopp, who works on the irrigation system at a local hospital. His advice was to replace PVC pipes with poly and will recommend local businesses with expertise in irrigation systems.

H. Adjournment – 5:50pm