



**Village at Elk Hills HOA1  
Board Meeting  
Minutes  
June 1, 2022 5:30pm-6:30pm**

**Minutes**

**Board attending: J. Gandenberger, T. Goldich, B. Baker, C. Christensen, S. Rainey  
by proxy**

**Public attending: K. Frizzell, C. Tschida**

A. Call to Order – 5:30m

B. March-April 2022 Budget reviews – Questions: CC raised a question about the snow removal budget item, which shows that our year to date budget amount is \$3000. Also, there are no line items for the reserve fund and roof fund lines. TG will ask Gatewest for clarification.

Motion to accept: JG Second: CC

C. April 2022 Minutes – Questions: none

Motion to accept: JG Second: CC

D. President's Reports:

1. Garage sales: After discussion, the board voted unanimously to prohibit garage/tag/yard sales, done either individually or by the community. The main concerns cited were problems with traffic, potential difficulties getting public safety vehicles to locations reporting emergencies, potential liability issues on our property, and commercial activities on our property which is designated for residential use only.

2. Missoula County Weed District and Extension Manager, Bryce Christiaens, and Habitat Coordinator Marirose Kuhlman: TG and BB will follow up with the herbicide specialists to set up a visit. A work-day to hand-pull knapweed will be set up in the fall, with images of knapweed provided to any who would like to help to ensure that the correct plants are gathered. Marirose Kuhlman has provided information on the programs designed to replace lawn areas with "bee farm" areas to make our property more sustainable and cut costs. TG will follow up with the National Wildlife Foundation on the question of being designated a Certified Wildlife Garden.

Additionally, BB and TG will use town maps and GPS to determine the boundaries of our property. The board also would like to reiterate 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.

3. Community space suggested by Raney Tschida (5108 #8): The board thanks Mr. Tschida for the suggestion and the offer to supply furniture for a space available to the community at large. However, the vote was unanimous not to expend HOA funds at this time to have a space developed given pressing infrastructure needs.

E. Public Forum – Carolyn Tschida suggested that the board rationales for prohibiting garage/tag/sales be clearly stated in these minutes so that all will understand the ruling.

F. A brief ex-agenda discussion on roofing was begun with board members. It was decided that the July 6, 2022, board meeting will be devoted solely to a discussion of our roofing needs. By that time, the board should have information to present to the community.

G. Adjournment – 6:30pm

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Terri J. Goldich".

Terri J. Goldich  
President  
June 3, 2022