

villageatelkhills.com

**Village at Elk Hills HOA1  
Annual Meeting of the Board  
Agenda**

**July 6, 2022 5:30pm-6:30pm**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQzJsekxvU0JlVQQT09>

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. May 2022 Budget review – Questions:

Motion to accept:      Second:

C. June 2022 Minutes – Questions:

Motion to accept:      Second:

D. President's Reports:

1. The Board needs to rescind permission for residents to trim any of the shrubs, bushes, or other landscape plants on our property. Unfortunately some shrubs have been so improperly trimmed as to jeopardize their survival. Other healthy and viable shrubs have been removed entirely. Any request for removal or trimming must go through the Board. Gatewest is not responsible for our landscaping.
2. The herbicide expert will make an appointment to review our wildlife corridor in the fall in time for spot spraying.
3. Two proposals have been received from roofing firms (attached). The Board will review each and make a recommendation for further work including priorities and timing. Possible budget scenarios will be explored.

E. Public Forum

F. Adjournment

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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	11,310.00	11,250.00	55,560.00	56,250.00
LATE FEES	0.00	0.00	35.00	0.00
Miscellaneous Income	0.00	0.00	300.00	0.00
Total Revenues	11,310.00	11,250.00	55,895.00	56,250.00
Expenses				
Meeting Expense	0.00	15.83	46.65	79.15
Management Fee	810.00	900.00	4,050.00	4,500.00
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	104.15
Office / Postage	0.00	50.00	302.44	250.00
Membership/Subscription	15.55	0.00	40.55	25.00
Insurance	0.00	1,583.33	4,464.00	7,916.65
Power	153.21	166.67	903.36	833.35
Professional Fee	0.00	20.83	0.00	104.15
Water-Domestic	0.00	1,000.00	3,155.54	5,000.00
Water-Irrigation	0.00	1,150.00	0.00	1,150.00
Sewer	0.00	541.67	2,344.59	2,708.35
Plumbing Repair	0.00	125.00	0.00	625.00
Electrical Repair	84.00	83.33	686.50	416.65
Maintenance	318.63	416.67	1,840.27	2,083.35
Building Repair	0.00	416.67	(1,050.00)	2,083.35
Painting	0.00	83.33	0.00	416.65
Snow Removal	0.00	0.00	9,451.20	3,000.00
Supplies-Maintenance	7.50	41.67	262.37	208.35
Yard Care/Improvement	0.00	4,000.00	3,535.30	6,500.00
Total Expenses	1,388.89	10,615.83	30,164.77	38,154.15
Net Income	\$ 9,921.11	\$ 634.17	\$ 25,730.23	\$ 18,095.85

Village at Elk Hills Association  
Balance Sheet  
May 31, 2022

ASSETS

Current Assets		
Cash in Checking	\$	81,939.01
Cash in Reserve		69,035.00
Roof Fund		7,511.77
		<hr/>
Total Current Assets		158,485.78
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		<hr/> 0.00
Total Assets	\$	<hr/> <hr/> 158,485.78

**Village at Elk Hills Association**  
**General Journal**  
**For the Period From May 1, 2022 to May 1, 2022**

Filter Criteria includes: Report order is by Date. Report is printed with Accounts having Zero Amounts and with shortened descriptions and in Detail Format.

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt
5/1/22	1120		Checking transfer to reserve account		1,462.50
	1122		checking transfer to Cash in Reserve	1,125.00	
	1123		checking transfer to Roof Fund	337.50	
		<b>Total</b>		<b>1,462.50</b>	<b>1,462.50</b>

Village at Elk Hills Association  
General Ledger Expenses

For the Period From May 1, 2022 to May 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.

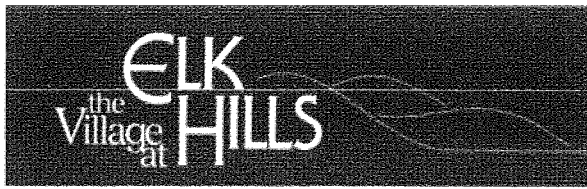
Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
5000 Meeting Expense	5/1/22			Beginning Balance			46.65
	5/31/22			Ending Balance			46.65
5010 Management Fee	5/1/22			Beginning Balance			3,240.00
	5/19/22	003329	CDJ	Gatewest - Invoice: VEH 5/2022	810.00		
				Current Period Change	810.00		810.00
	5/31/22			Ending Balance			4,050.00
5050 Accounting	5/1/22			Beginning Balance			130.00
	5/31/22			Ending Balance			130.00
5100 Bank Charges	5/1/22			Beginning Balance			2.00
	5/31/22			Ending Balance			2.00
5160 Office / Postage	5/1/22			Beginning Balance			302.44
	5/31/22			Ending Balance			302.44
5275 Membership/Subscription	5/1/22			Beginning Balance			25.00
	5/19/22	003330	CDJ	Terri Goldich - Invoice: ZOOM 1	15.55		
				Current Period Change	15.55		15.55
	5/31/22			Ending Balance			40.55
5450 Insurance	5/1/22			Beginning Balance			4,464.00
	5/31/22			Ending Balance			4,464.00
5500 Power	5/1/22			Beginning Balance			750.15
	5/10/22	003327	CDJ	North Western Energy - Invoice:	17.88		
	5/10/22	003327	CDJ	North Western Energy - Invoice:	46.41		
	5/10/22	003327	CDJ	North Western Energy - Invoice:	61.48		
	5/10/22	003327	CDJ	North Western Energy - Invoice:	17.15		
	5/10/22	003327	CDJ	North Western Energy - Invoice:	10.29		
				Current Period Change	153.21		153.21
	5/31/22			Ending Balance			903.36
5550 Water-Domestic	5/1/22			Beginning Balance			3,155.54
	5/31/22			Ending Balance			3,155.54
5600 Sewer	5/1/22			Beginning Balance			2,344.59
	5/31/22			Ending Balance			2,344.59
5720 Electrical Repair	5/1/22			Beginning Balance			602.50
	5/19/22	003329	CDJ	Gatewest - Invoice: 4/30/22 mai	84.00		
				Current Period Change	84.00		84.00
	5/31/22			Ending Balance			686.50
5725 Maintenance	5/1/22			Beginning Balance			1,521.64
	5/19/22	003329	CDJ	Gatewest - Invoice: 4/15/22 mai	96.88		
	5/19/22	003329	CDJ	Gatewest - Invoice: 4/30/22 mai	221.75		
				Current Period Change	318.63		318.63
	5/31/22			Ending Balance			1,840.27

Village at Elk Hills Association  
General Ledger Expenses

For the Period From May 1, 2022 to May 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
5760 Building Repair	5/1/22			Beginning Balance			-1,050.00
	5/31/22			Ending Balance			-1,050.00
5795 Snow Removal	5/1/22			Beginning Balance			9,451.20
	5/31/22			Ending Balance			9,451.20
5810 Supplies-Maintenance	5/1/22			Beginning Balance			254.87
	5/10/22	003328	CDJ	Art & Ray's Lock and Safe - Invo	7.50		
				Current Period Change	7.50		7.50
	5/31/22			Ending Balance			262.37
5830 Yard Care/Improvement	5/1/22			Beginning Balance			3,535.30
	5/31/22			Ending Balance			3,535.30



villageatelkhills.com

**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,



Terri J. Goldich  
President  
June 3, 2022

## RE: Village at Elk Hills - Roof Replacement - Rhino Roofing

From: Zach Guzman (zach@rhinoroofingmt.com)

To: tgoldich@snet.net; gateway@montana.com

Date: Monday, June 13, 2022, 01:25 PM MDT

Hi Terry and Dan,

It was great speaking with you on Thursday Dan. As per what we discussed on Thursday:

### **Price increase and inflation:**

Price increases, especially right now, are very hard for us to gage. This year alone, Malarkey, GAF, Owens-Corning, and other large shingle manufactures have done 3 separate price increase, the third increase is to take effect around mid July.

Malarkey shingles first increase was a 12%, second increase was a 10%, and the third is another 12% increase. At this point in time we do not know how much this third price increase will effect us as we are still actively negotiating with our supplier and Malarkey on our direct increase in cost to us.

Malarkey has also stated they cannot guarantee there will be no additional price increases this year.

2021 price increase were around 20%.

Shingles are a petroleum product transported by petroleum, so as oil prices continue to increase so will roofing products.

Because of the volatility in our industry we do not sign multi year contracts todo multiple sets of buildings, this protects both us and our clients. We do our contracts on building by building bases. We have no problem with you signing one contract a year or even skipping years.

As for the current proposal pricing we will hold that as long as possible. We expect the price increase to effect us in mid July. Brian is negotiating to have that price increase be held off till at least the 1<sup>st</sup> of August but that is not a guarantee.

### **Garages:**

The garage on the east side of the complex has 1-2 years left of life in the shingles depending on how bad of a winter we get.

The other garage shows some signs of granule loss and roughly has 3-4 years of life left.

Please let me know if you have any other questions or I missed answering one.

Thanks,

Zach

## **Zach Guzman**

Sales Manager

### **Rhino Roofing**

(406) 396-1927

**From:** Zach Guzman  
**Sent:** Tuesday, May 17, 2022 4:36 PM  
**To:** [tgoldich@snet.net](mailto:tgoldich@snet.net); [gatewest@montana.com](mailto:gatewest@montana.com)  
**Subject:** RE: Village at Elk Hills - Roof Replacement - Rhino Roofing

Hi Terry and Dan,

See the attached proposals! There is a proposal for each building and both garages as a single bid. These come with Malarkeys Standard Warranty. I can go over all the warranty information with you via phone. There is also all the warranty info in the folder I gave to Dan.

Please let me know if you have any questions.

Thanks,

Zach

## **Zach Guzman**

Sales Manager

### **Rhino Roofing**

(406) 396-1927

**From:** Zach Guzman  
**Sent:** Tuesday, May 17, 2022 11:51:51 AM  
**To:** [tgoldich@snet.net](mailto:tgoldich@snet.net) <[tgoldich@snet.net](mailto:tgoldich@snet.net)>; [gatewest@montana.com](mailto:gatewest@montana.com) <[gatewest@montana.com](mailto:gatewest@montana.com)>  
**Subject:** Village at Elk Hills - Roof Replacement - Rhino Roofing

Hi Terry and Dan,

Sorry for not getting this to you yesterday, I am running about a day behind schedule.

As for our suggested order of replacing the roofs it would be:

1. Building 5100
2. Building 5102
3. Building 5104
4. Building 5106
5. Building 5108
6. Building 5110
7. Garages (Garage have severe granule loss but we know they are not as high of an importance to you)

Please note the below time frames for each roof is just an estimation and no guarantee of the length of time left in each roof. There are many factors including weather, original shingle installation quality, building design, etc. that can lead to faster deterioration of shingles and earlier failures.

Building 5100 is by far the worst building, there is significant granule loss across all faces of the roof. The roof faces facing east have the worst granule loss. This roof has at most 1 summer/winter left of life. We suggest replacing this roof as soon as possible. These shingles are at risk of soaking up water instead of shedding water and causing damage to the decking. These shingles will probably start to show a lot of the fiberglass mat as we go through summer and the sun and heat bakes away the asphalt/tar.

Building 5102 has maybe 1 to 2 winters left of life. Granule loss is evident on this roof and will continue to get worse. A really hot summer and bad winter this year will reduce its life. Our main concern with this roof is the original installation. I discovered quite a few exposed nails (nails that were installed too low on the shingle). These nails are starting to drive up due water. Some nails have already been driven up and rolled down into the gutters.

Buildings 5104 and 5106 have 3-5 years left of life. There is granule loss starting to happen along the corners and edges of the shingles. This will continue to get worse over time. Again if we have hot summers and bad winters the life of the roof will be reduced.

Buildings 5108 and 5110 have about 5 years of life left. There are very little signs of granule loss. Some areas which receive more direct sun have some signs of granule loss but will take some time to fully spread through the roof.

It is to be noted I discovered issues with the original installation of every roof. This includes shingles being nailed too low and leaving an exposed nail, improper flashing, in no case did I find the last piece of flashing kicking water out away from the siding like it is supposed to, and shingles not properly butted together. All these issues will continue to cause premature failures of the shingles and possible hidden damage to sheathing of the buildings.

It is also to be noted that the pipe jacks (pipe boots) on every roof have expired. The rubber gasket has started to crack or has completely fallen off. You are at risk of water damage in these areas.

To address the air conditioning unit concerns there are three options:

- First option we can leave the ac units exactly how they are. We would be able to work with the current structure and shingle it properly. We would change the pipe boots for the 4x4 to the correct way of flashing a square roof penetration. We would also still give you our workmanship warranty 5 or 7 years depending on the warranty structure you go with.

- This is the most cost-effective solution but not the best. I spoke with some HVAC guys I know and the way units are mounted are not ideal, especially during winter and snow build up.
- We would also not replace the flat roofing products that are part of the platform. It is a liability issue since we are not licensed in HVAC and the problems that can occur working in such a tight space
- Second option is to have carpenter come add a drainage system to the current platforms. This would help drastically in those areas. Currently water is being trapped on those platforms.
  - A carpenter may not take on a project like this due again to liability and needing an HVAC license if the units have to be moved in anyway to fix the job.
  - We recommend Dan Compton at Grizzly Home Repair (406) 396-5531 if this is the route you want to go. He may or may not be able to tackle this type of project.
- Third option which was recommended by some friends over at Temp Right Service is to move the ac units off the roof entirely.
  - That would by far be the most expensive route.
  - They noted that the second story roof dumping water during rains right on top of the ac units is not good. At minimum we suggest installing gutters above the units.

I am still putting together the cost proposal for each building but I will email those over later today. Each building will have its own proposal.

Thanks,

Zach

**Zach Guzman**

Sales Manager

**Rhino Roofing**

(406) 396-1927



**Rhino Roofing**

2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

**Print Date:** 5-17-2022

## Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Both Garages

Elk Village Condominiums  
5100-5110 Village View Way  
Missoula, MT 59803  
Phone: (406) 240-5580  
Email: tgoldich@snet.net,  
gatewest@montana.com

Proposal from:  
Zach Guzman - Sales Manager  
(406) 396-1927 - zach@rhinoroofingmt.com

**All Rhino Roofing projects include the following:**

- Acquisition of all required permits
- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

**Materials used for this project:**

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

**Items**

Malarkey

**Highlander NEX AR Shingles**

33 SQ

\*\*Standard Warranty\*\*

Color Selection:

**Total Price: \$16,070.00**



**All Materials, permit fees, dump fees, etc. are included in this estimate**

**Please Note:**

- This proposal is estimated for a 1-layer roof.
  - If additional layers are discovered during tear-off there will be an additional \$70 per square - per layer charge.
- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
- Any carpentry work is \$75 per man-hour, plus material.

**No additional work will be done without the homeowner's consent.**

Past due invoices over thirty (30) days will be assessed a two percent (2%) monthly charge with a minimum charge of twenty dollars (\$20). Rhino Roofing reserves the right to file a lien to ensure payment of service due. A construction lien will be filed on any construction project which becomes more than forty-five (45) days past due. Any further expenses needed to collect on delinquent accounts (attorney fees, court costs, lien filing, collection fees, etc.) shall be added to the amount the customer owes and will be the responsibility of the customer to pay. Rhino Roofing shall not be held responsible for leaks or any other damage caused by any acts of mother nature or other forces subsequent to installation, including but not limited to hail, wind, snow, rain, fire, lightning, hurricane, tornado, vandalism, water damage moisture or mold from structural or migrating from adjacent structures of any kind. Rhino Roofing is licensed from the City of Missoula and covered by worker's compensation. New roofs include a 5-year service labor warranty.

I confirm that my action here represents my electronic signature and is binding.

**Signature:**

---

**Date:**

---

**Print Name:**

---



**Rhino Roofing**

2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

**Print Date:** 5-17-2022

## Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Bldg. 5100

Elk Village Condominiums  
5100-5110 Village View Way  
Missoula, MT 59803  
Phone: (406) 240-5580  
Email: tgoldich@snet.net,  
gatewest@montana.com

Proposal from:

Zach Guzman - Sales Manager  
(406) 396-1927 - zach@rhinorooftingmt.com

**All Rhino Roofing projects include the following:**

- Acquisition of all required permits
- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

**Materials used for this project:**

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

**Items**

Malarkey

**Highlander NEX AR Shingles**

113 SQ

\*\*Standard Warranty\*\*

Color Selection:

**Total Price: \$56,615.00**

5700

**All Materials, permit fees, dump fees, etc. are included in this estimate**

**Please Note:**

- This proposal is estimated for a 1-layer roof.
  - If additional layers are discovered during tear-off there will be an additional \$70 per square - per layer charge.
- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
- Any carpentry work is \$75 per man-hour, plus material.

**No additional work will be done without the homeowner's consent.**

Past due invoices over thirty (30) days will be assessed a two percent (2%) monthly charge with a minimum charge of twenty dollars (\$20). Rhino Roofing reserves the right to file a lien to ensure payment of service due. A construction lien will be filed on any construction project which becomes more than forty-five (45) days past due. Any further expenses needed to collect on delinquent accounts (attorney fees, court costs, lien filing, collection fees, etc.) shall be added to the amount the customer owes and will be the responsibility of the customer to pay. Rhino Roofing shall not be held responsible for leaks or any other damage caused by any acts of mother nature or other forces subsequent to installation, including but not limited to hail, wind, snow, rain, fire, lightning, hurricane, tornado, vandalism, water damage moisture or mold from structural or migrating from adjacent structures of any kind. Rhino Roofing is licensed from the City of Missoula and covered by worker's compensation. New roofs include a 5-year service labor warranty.

I confirm that my action here represents my electronic signature and is binding.

**Signature:**

---

**Date:**

---

**Print Name:**

---



Rhino Roofing

2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

Print Date: 5-17-2022

## Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Bldg. 5102

Elk Village Condominiums  
5100-5110 Village View Way  
Missoula, MT 59803  
Phone: (406) 240-5580  
Email: tgoldich@snet.net,  
gateway@montana.com

Proposal from:

Zach Guzman - Sales Manager  
(406) 396-1927 - zach@rhinorooftingmt.com

### All Rhino Roofing projects include the following:

- Acquisition of all required permits
- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

### Materials used for this project:

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

### Items

Malarkey

### Highlander NEX AR Shingles

75 SQ

\*\*Standard Warranty\*\*

Color Selection:

**Total Price: \$38,930.00**

5702

All Materials, permit fees, dump fees, etc. are included in this estimate

**Please Note:**

- This proposal is estimated for a 1-layer roof.
  - If additional layers are discovered during tear-off there will be an additional \$70 per square - per layer charge.
- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
- Any carpentry work is \$75 per man-hour, plus material.

**No additional work will be done without the homeowner's consent.**

Past due invoices over thirty (30) days will be assessed a two percent (2%) monthly charge with a minimum charge of twenty dollars (\$20). Rhino Roofing reserves the right to file a lien to ensure payment of service due. A construction lien will be filed on any construction project which becomes more than forty-five (45) days past due. Any further expenses needed to collect on delinquent accounts (attorney fees, court costs, lien filing, collection fees, etc.) shall be added to the amount the customer owes and will be the responsibility of the customer to pay. Rhino Roofing shall not be held responsible for leaks or any other damage caused by any acts of mother nature or other forces subsequent to installation, including but not limited to hail, wind, snow, rain, fire, lightning, hurricane, tornado, vandalism, water damage moisture or mold from structural or migrating from adjacent structures of any kind. Rhino Roofing is licensed from the City of Missoula and covered by worker's compensation. New roofs include a 5-year service labor warranty.

I confirm that my action here represents my electronic signature and is binding.

**Signature:**

---

**Date:**

---

**Print Name:**

---



**Rhino Roofing**

2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

**Print Date:** 5-17-2022

## **Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Bldg. 5104**

Elk Village Condominiums  
5100-5110 Village View Way  
Missoula, MT 59803  
Phone: (406) 240-5580  
Email: tgoldich@snet.net,  
gatewest@montana.com

Proposal from:

Zach Guzman - Sales Manager  
(406) 396-1927 - zach@rhinoroofingmt.com

### **All Rhino Roofing projects include the following:**

- Acquisition of all required permits
- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

### **Materials used for this project:**

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

### **Items**

Malarkey

### **Highlander NEX AR Shingles**

101 SQ

**\*\*Standard Warranty\*\***

Color Selection:

**Total Price: \$51,190.00**

5704

**All Materials, permit fees, dump fees, etc. are included in this estimate**

**Please Note:**

- This proposal is estimated for a 1-layer roof.
  - If additional layers are discovered during tear-off there will be an additional \$70 per square - per layer charge.
- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
- Any carpentry work is \$75 per man-hour, plus material.

**No additional work will be done without the homeowner's consent.**

Past due invoices over thirty (30) days will be assessed a two percent (2%) monthly charge with a minimum charge of twenty dollars (\$20). Rhino Roofing reserves the right to file a lien to ensure payment of service due. A construction lien will be filed on any construction project which becomes more than forty-five (45) days past due. Any further expenses needed to collect on delinquent accounts (attorney fees, court costs, lien filing, collection fees, etc.) shall be added to the amount the customer owes and will be the responsibility of the customer to pay. Rhino Roofing shall not be held responsible for leaks or any other damage caused by any acts of mother nature or other forces subsequent to installation, including but not limited to hail, wind, snow, rain, fire, lightning, hurricane, tornado, vandalism, water damage moisture or mold from structural or migrating from adjacent structures of any kind. Rhino Roofing is licensed from the City of Missoula and covered by worker's compensation. New roofs include a 5-year service labor warranty.

I confirm that my action here represents my electronic signature and is binding.

**Signature:**

---

**Date:**

---

**Print Name:**

---



**Rhino Roofing**

2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

**Print Date:** 5-17-2022

## Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Bldg. 5106

Elk Village Condominiums  
5100-5110 Village View Way  
Missoula, MT 59803  
Phone: (406) 240-5580  
Email: tgoldich@snet.net,  
gatewest@montana.com

Proposal from:

Zach Guzman - Sales Manager  
(406) 396-1927 - zach@rhinorooftingmt.com

### **All Rhino Roofing projects include the following:**

- Acquisition of all required permits
- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

### **Materials used for this project:**

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

### **Items**

Malarkey

### **Highlander NEX AR Shingles**

104 SQ

**\*\*Standard Warranty\*\***

Color Selection:

**Total Price: \$51,980.00**

**All Materials, permit fees, dump fees, etc. are included in this estimate**

5706

**Please Note:**

- This proposal is estimated for a 1-layer roof.
  - If additional layers are discovered during tear-off there will be an additional \$70 per square - per layer charge.
- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
- Any carpentry work is \$75 per man-hour, plus material.

**No additional work will be done without the homeowner's consent.**

Past due invoices over thirty (30) days will be assessed a two percent (2%) monthly charge with a minimum charge of twenty dollars (\$20). Rhino Roofing reserves the right to file a lien to ensure payment of service due. A construction lien will be filed on any construction project which becomes more than forty-five (45) days past due. Any further expenses needed to collect on delinquent accounts (attorney fees, court costs, lien filing, collection fees, etc.) shall be added to the amount the customer owes and will be the responsibility of the customer to pay. Rhino Roofing shall not be held responsible for leaks or any other damage caused by any acts of mother nature or other forces subsequent to installation, including but not limited to hail, wind, snow, rain, fire, lightning, hurricane, tornado, vandalism, water damage moisture or mold from structural or migrating from adjacent structures of any kind. Rhino Roofing is licensed from the City of Missoula and covered by worker's compensation. New roofs include a 5-year service labor warranty.

I confirm that my action here represents my electronic signature and is binding.

**Signature:**

---

**Date:**

---

**Print Name:**

---



**Rhino Roofing**

2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

**Print Date:** 5-17-2022

## Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Bldg. 5108

Elk Village Condominiums  
5100-5110 Village View Way  
Missoula, MT 59803  
Phone: (406) 240-5580  
Email: tgoldich@snet.net,  
gatewest@montana.com

Proposal from:

Zach Guzman - Sales Manager  
(406) 396-1927 - zach@rhinorooftingmt.com

### All Rhino Roofing projects include the following:

- Acquisition of all required permits
- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

### Materials used for this project:

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

### Items

Malarkey

### Highlander NEX AR Shingles

99 SQ

**\*\*Standard Warranty\*\***

Color Selection:

**Total Price: \$50,385.00**

5709

All Materials, permit fees, dump fees, etc. are included in this estimate

**Please Note:**

- This proposal is estimated for a 1-layer roof.
  - If additional layers are discovered during tear-off there will be an additional \$70 per square - per layer charge.
- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
- Any carpentry work is \$75 per man-hour, plus material.

**No additional work will be done without the homeowner's consent.**

Past due invoices over thirty (30) days will be assessed a two percent (2%) monthly charge with a minimum charge of twenty dollars (\$20). Rhino Roofing reserves the right to file a lien to ensure payment of service due. A construction lien will be filed on any construction project which becomes more than forty-five (45) days past due. Any further expenses needed to collect on delinquent accounts (attorney fees, court costs, lien filing, collection fees, etc.) shall be added to the amount the customer owes and will be the responsibility of the customer to pay. Rhino Roofing shall not be held responsible for leaks or any other damage caused by any acts of mother nature or other forces subsequent to installation, including but not limited to hail, wind, snow, rain, fire, lightning, hurricane, tornado, vandalism, water damage moisture or mold from structural or migrating from adjacent structures of any kind. Rhino Roofing is licensed from the City of Missoula and covered by worker's compensation. New roofs include a 5-year service labor warranty.

I confirm that my action here represents my electronic signature and is binding.

**Signature:**

---

**Date:**

---

**Print Name:**

---



Rhino Roofing

2002 South Reserve Street • Missoula, MT 59801 • Phone: (406) 552-3089

Print Date: 5-17-2022

## Highlander NEX AR Shingles w/ Standard Warranty (GOOD) - Bldg. 5110

Elk Village Condominiums  
5100-5110 Village View Way  
Missoula, MT 59803  
Phone: (406) 240-5580  
Email: tgoldich@snet.net,  
gatewest@montana.com

Proposal from:

Zach Guzman - Sales Manager  
(406) 396-1927 - zach@rhinoroofingmt.com

### All Rhino Roofing projects include the following:

- Acquisition of all required permits
- Scheduling any inspections
- Remove & dispose of all existing roofing material while protecting the surrounding area with tarps
- Daily ground cleaning, along with magnet sweep of areas for safety and debris removal
- All gutters to be cleaned and functioning properly after completion of job

### Materials used for this project:

- Malarkey Artie ice & water shield, on all eaves and valley, per manufacture, city, and county requirements.
- 30 # Synthetic underlayment
- Replace all flashings as needed
- Malarkey smart start on all eaves
- Malarkey Architectural shingle, 6-nail system per shingle to achieve maximum wind warranty. With your choice of color.
- 12-inch Quarrix ridge vent
- Malarkey ridge cap.

### Items

Malarkey

### Highlander NEX AR Shingles

115 SQ

\*\*Standard Warranty\*\*

Color Selection:

**Total Price: \$57,995.00**

5/10

**All Materials, permit fees, dump fees, etc. are included in this estimate**

**Please Note:**

- This proposal is estimated for a 1-layer roof.
  - If additional layers are discovered during tear-off there will be an additional \$70 per square - per layer charge.
- If the sheathing is discovered to need replacing, there will be an additional \$95 per sheet charge (includes labor & material).
- Any carpentry work is \$75 per man-hour, plus material.

**No additional work will be done without the homeowner's consent.**

Past due invoices over thirty (30) days will be assessed a two percent (2%) monthly charge with a minimum charge of twenty dollars (\$20). Rhino Roofing reserves the right to file a lien to ensure payment of service due. A construction lien will be filed on any construction project which becomes more than forty-five (45) days past due. Any further expenses needed to collect on delinquent accounts (attorney fees, court costs, lien filing, collection fees, etc.) shall be added to the amount the customer owes and will be the responsibility of the customer to pay. Rhino Roofing shall not be held responsible for leaks or any other damage caused by any acts of mother nature or other forces subsequent to installation, including but not limited to hail, wind, snow, rain, fire, lightning, hurricane, tornado, vandalism, water damage moisture or mold from structural or migrating from adjacent structures of any kind. Rhino Roofing is licensed from the City of Missoula and covered by worker's compensation. New roofs include a 5-year service labor warranty.

I confirm that my action here represents my electronic signature and is binding.

**Signature:**

---

**Date:**

---

**Print Name:**

---

2<sup>nd</sup> of 2 emails from Fisher Roofing.

**From:** Ivan Fisher <fisherfamilyconstruction@gmail.com>

**Sent:** Saturday, May 21, 2022 2:34 PM

**To:** Gatetwest Management <gatewest@montana.com>

**Subject:** Re: Reroof pictures- pricing - ideas for 5108 Village View way Missoula

Here's our recommendation for 5 year reroof plan

August 2022

Reroof 5108- 5100 - and the 2 car garage for 2108

123,010.00

---

Summer of 2023

Reroof 5110

55,270.00

---

Summer of 2024

Reroof 5102

55,270.00

---

Summer of 2025

Reroof 5104

62,270.00

---

Summer of 2026

Reroof 5106

Reroof the mailbox building

75,620.00

---

Total project cost. 371,440.00

On Thu, May 19, 2022, 5:41 PM Ivan Fisher <[fisherfamilyconstruction@gmail.com](mailto:fisherfamilyconstruction@gmail.com)> wrote:

Thanks Dave!

On Thu, May 19, 2022, 5:07 PM <[gatewest@montana.com](mailto:gatewest@montana.com)> wrote:

Hi Ivan,  
You can respond to this email address.

Best,  
Dave

**Dave Miewald, Vice President**

PO Box 8599  
Missoula, MT 59807  
Voice: 406-728-7333 Fax: 406-728-0375

This email message may contain information that is privileged and/or confidential. The information contained in this email message is intended only for use of the person to whom it is addressed. If the reader of this message is not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us and destroy the original message.

**From:** David Miewald <[dmiewald@msn.com](mailto:dmiewald@msn.com)>  
**Sent:** Thursday, May 19, 2022 3:29 PM  
**To:** [dmiewald@montana.com](mailto:dmiewald@montana.com)  
**Subject:** RE: Reroof pictures- pricing - ideas for 5108 Village View way Missoula

Sent from my Verizon, Samsung Galaxy smartphone

—— Original message ——

From: Ivan Fisher <[fisherfamilyconstruction@gmail.com](mailto:fisherfamilyconstruction@gmail.com)>

Date: 5/19/22 3:25 PM (GMT-07:00)

To: [dmiewald@msn.com](mailto:dmiewald@msn.com)

Subject: Fwd: Reroof pictures- pricing - ideas for 5108 Village View way Missoula

—— Forwarded message ——

From: **Ivan Fisher** <[fisherfamilyconstruction@gmail.com](mailto:fisherfamilyconstruction@gmail.com)>

Date: Fri, May 13, 2022, 11:28 AM

Subject: Reroof pictures- pricing - ideas for 5108 Village View way Missoula

To: Gatetwest Management <[gatewest@montana.com](mailto:gatewest@montana.com)>

For a full reroof 9000 square feet of reroof.

264 Ln feet of cap

Using a GAF Timberline HDZ shingle

50 year non prorated warranty

We register it online for you

Redo the flat roof , and tear off the siding where the air conditioners are , wrap post in TPO to avoid water damage, in the future.

Put 29 gauge metal on sidewalls .

This price includes replacing rotted plywood along the north side of house, around the porch.

\$55,890.00

The plan would be to reroof 5108 and 5100 this summer, these both have interior damage. Also this summer repair ridge cap on 5106 , and put new collars on all pvc pipes, on all units there is a small amount of water able to get in now . This an extra work order. If these prices work for you, we will order satellite images for the rest of the buildings .