

villageatelkhills.com

## **Village at Elk Hills HOA1**

### **Agenda**

**October 5, 2022 5:30pm-6:00pm**

#### **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. August 2022 Budget review – Questions:

Motion to accept:      Second:

C. September 2022 Minutes – Questions:

Motion to accept:      Second:

D. President's Reports:

1. Attorney Kelcie Peltomaa reported on Thursday, Sept. 29, that a new agreement between our HOA and Homestead having to do with the deck/porch issue in 5100 is ready for signatures. T. Goldich has been in quarantine for the last half of September and will be available for a signing session after Oct. 1, 2022. The associated insurance disclaimer has been signed via DocuSign.

2. Items on to-do list:

a. Signage – "Private Property" "No Outlet" Schematic of buildings  
Proposal to add "Private Property" to granite monument sign at driveway for cost of \$1400. Purchase of other signs from HD Supply.

b. Graffiti – Professional level graffiti paint remover has been purchased.  
Ask Gatewest to complete rest of clean-up?



c. Landscaping walkaround with Lewis and Clark – TG will contact Mark and Gatewest to reschedule visit and treatment.

d. TG will contact Marirose Kuhlman at Weed Council to arrange for spot treatment in wildlife corridor.

e. Gandenberger deck – crack filler has been purchased and will be installed by Gatewest when staff is available.

f. Irrigation water shut-off planned for Oct. 1. TG will check with KMR Water for updates.

g. TG will contact Attorney Peltomaa for opinion on responsibility for deck maintenance and repair when meeting for signing session.

h. Contract with Nature's Best for snow removal is due soon. TG made a request to Gatewest to ask if stipulations could be added that snow is not to be stored in existing parking spaces unless absolutely necessary, and that street drains must not be blocked.

E. Public Forum

F. Adjournment

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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	10,500.00	11,250.00	88,175.00	90,000.00
LATE FEES	10.00	0.00	60.00	0.00
Miscellaneous Income	0.00	0.00	300.00	0.00
Total Revenues	10,510.00	11,250.00	88,535.00	90,000.00
Expenses				
Meeting Expense	15.55	15.83	108.85	126.64
Management Fee	900.00	900.00	6,750.00	7,200.00
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	166.64
Office / Postage	0.00	50.00	317.44	400.00
Membership/Subscription	0.00	0.00	79.33	25.00
Insurance	1,715.00	1,583.33	13,870.00	12,666.64
Power	111.04	166.67	1,291.26	1,333.36
Professional Fee	0.00	20.83	0.00	166.64
Water-Domestic	0.00	1,000.00	5,631.98	8,000.00
Water-Irrigation	0.00	1,425.00	897.58	5,425.00
Sewer	0.00	541.67	4,145.70	4,333.36
Plumbing Repair	0.00	125.00	0.00	1,000.00
Electrical Repair	212.00	83.33	898.50	666.64
Maintenance	536.63	416.67	3,239.41	3,333.36
Roof Repair	0.00	0.00	61,715.00	0.00
Building Repair	0.00	416.67	815.00	3,333.36
Painting	0.00	83.33	0.00	666.64
Snow Removal	0.00	0.00	9,451.20	3,000.00
Supplies-Maintenance	0.00	41.67	271.36	333.36
Yard Care/Improvement	2,107.35	4,000.00	13,913.08	18,500.00
Total Expenses	5,597.57	10,890.83	123,527.69	70,826.64
Net Income	\$ 4,912.43	\$ 359.17	\$ (34,992.69)	\$ 19,173.36

Village at Elk Hills Association  
Balance Sheet  
August 31, 2022

ASSETS

Current Assets		
Cash in Checking	\$	78,543.59
Cash in Reserve		18,881.77
Roof Fund		337.50
		<hr/>
Total Current Assets		97,762.86
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>97,762.86</u>

**Village at Elk Hills Association**  
**General Journal**  
**For the Period From Aug 1, 2022 to Aug 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
8/1/22	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	
		Total		<u>1,462.50</u>	<u>1,462.50</u>

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Aug 1, 2022 to Aug 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.

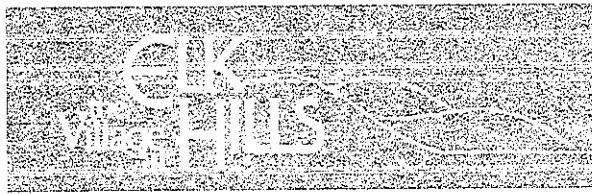
Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
5000	8/1/22			Beginning Balance			93.30
Meeting Expense	8/30/22	003355	CDJ	Terri Goldich - Invoice: ZOOM I	15.55		
				Current Period Change	15.55		15.55
	8/31/22			Ending Balance			108.85
5010	8/1/22			Beginning Balance			5,850.00
Management Fee	8/17/22	003352	CDJ	Gatewest - Invoice: VEH 8/2022	900.00		
				Current Period Change	900.00		900.00
	8/31/22			Ending Balance			6,750.00
5050	8/1/22			Beginning Balance			130.00
Accounting	8/31/22			Ending Balance			130.00
5100	8/1/22			Beginning Balance			2.00
Bank Charges	8/31/22			Ending Balance			2.00
5160	8/1/22			Beginning Balance			317.44
Office / Postage	8/31/22			Ending Balance			317.44
5275	8/1/22			Beginning Balance			79.33
Membership/Subscription	8/31/22			Ending Balance			79.33
5450	8/1/22			Beginning Balance			12,155.00
Insurance	8/25/22	003354	CDJ	Berkley North Pacific - Invoice: 2	1,715.00		
				Current Period Change	1,715.00		1,715.00
	8/31/22			Ending Balance			13,870.00
5500	8/1/22			Beginning Balance			1,180.22
Power	8/10/22	003350	CDJ	North Western Energy - Invoice:	22.53		
	8/10/22	003350	CDJ	North Western Energy - Invoice:	15.19		
	8/10/22	003350	CDJ	North Western Energy - Invoice:	14.59		
	8/10/22	003350	CDJ	North Western Energy - Invoice:	9.22		
	8/10/22	003350	CDJ	North Western Energy - Invoice:	49.51		
				Current Period Change	111.04		111.04
	8/31/22			Ending Balance			1,291.26
5550	8/1/22			Beginning Balance			5,631.98
Water-Domestic	8/31/22			Ending Balance			5,631.98
5551	8/1/22			Beginning Balance			897.58
Water-Irrigation	8/31/22			Ending Balance			897.58
5600	8/1/22			Beginning Balance			4,145.70
Sewer	8/31/22			Ending Balance			4,145.70
5720	8/1/22			Beginning Balance			686.50
Electrical Repair	8/17/22	003352	CDJ	Gatewest - Invoice: 7/15/22 mai	12.00		
	8/17/22	003353	CDJ	J & M Electric Inc - Invoice: 22-1	200.00		
				Current Period Change	212.00		212.00
	8/31/22			Ending Balance			898.50

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Aug 1, 2022 to Aug 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
5725 Maintenance	8/1/22			Beginning Balance			2,702.78
	8/4/22		GENJ	5106 4 Morrison		12.00	
	8/17/22	003352	CDJ	Gatewest - Invoice: 7/15/22 mai	130.63		
	8/17/22	003352	CDJ	Gatewest - Invoice: 7/31/22 mai	418.00		
				Current Period Change	548.63	12.00	536.63
	8/31/22			Ending Balance			3,239.41
5755 Roof Repair	8/1/22			Beginning Balance			61,715.00
	8/31/22			Ending Balance			61,715.00
5760 Building Repair	8/1/22			Beginning Balance			815.00
	8/31/22			Ending Balance			815.00
5795 Snow Removal	8/1/22			Beginning Balance			9,451.20
	8/31/22			Ending Balance			9,451.20
5810 Supplies-Maintenance	8/1/22			Beginning Balance			271.36
	8/31/22			Ending Balance			271.36
5830 Yard Care/Improvement	8/1/22			Beginning Balance			11,805.73
	8/10/22	003351	CDJ	Nature's Best, Inc. - Invoice: 528	2,107.35		
				Current Period Change	2,107.35		2,107.35
	8/31/22			Ending Balance			13,913.08



## **Village at Elk Hills HOA1**

### **Minutes**

**September 7, 2022 5:30pm-6:00pm**

**Board attending: B. Baker, C. Christensen, J. Gandenberger, T. Goldich,**

**Public attending: J. Mattie**

A. Call to Order – 5:35pm

B. July 2022 Budget review – Questions: None

Motion to accept: CC Second: BB Passed unanimously

C. August 2022 Minutes – Questions: The typo in the time of call to order was fixed to show a 5:30pm start.

Motion to accept: JC Second: CC Passed unanimously

D. President's Reports:

1. Discussion of flooring installed in 5108 #7. Descriptions of the flooring have been supplied to the Board. – *The replacement flooring was approved unanimously with the caveat that if considerable noise occurs for neighbors, area rugs may be requested. The flooring is of a high quality and has an STC of 66 which exceeds the recommended STC of 50. There is only a 6'4" overlap between a bedroom in #7 and a bedroom in the downstairs unit so increased noise is not anticipated.*

2. Attorney Kelcie Peltomaa reported on Thursday, Sept. 1, that the draft agreement between our HOA and Homestead having to do with the deck/porch issue in 5100 is in review by an associate attorney. The HOA should have a draft to discuss soon. - *A draft was received and comments from Homestead and C. Christensen have been taken into account. The second draft has been sent to Homestead, the Board, and Gatewest.*

E. Public Forum – Jordan Mattie asked about the landscaping in the community. *There are inconsistencies since some homeowners have taken care of the spaces by their units and some do not. Such care is welcome (but is not expected or required) given the cost of hiring landscapers to provide services such as weeding, etc., as long as carcinogenic formulas such as Roundup are not used on our property. A walk around with Lewis and Clark Landscaping for removal and trimming was scheduled but will be rescheduled due to Covid in their crew.*

F. Adjournment – 5:55pm