

villageatelkhills.com

## **Village at Elk Hills HOA1**

### **Agenda**

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

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TiY3aE1mQzJsekxvU0JVQT09>

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. July 2022 Budget review – Questions:

Motion to accept:      Second:

C. August 2022 Minutes – Questions:

Motion to accept:      Second:

D. President's Reports:

1. Note that the meeting will adjourn today by 6:00PM.
2. The Board has accepted the resignation of Sheryll Rainey and thanks her for her exemplary years of service.
3. Discussion of flooring installed in 5108 #7. Descriptions of the flooring have been supplied to the Board.
4. 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.

E. Public Forum

F. Adjournment

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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
<b>Revenues</b>				
Monthly Dues	12,365.00	11,250.00	77,675.00	78,750.00
LATE FEES	0.00	0.00	50.00	0.00
Miscellaneous Income	0.00	0.00	300.00	0.00
<b>Total Revenues</b>	<u>12,365.00</u>	<u>11,250.00</u>	<u>78,025.00</u>	<u>78,750.00</u>
<b>Expenses</b>				
Meeting Expense	15.55	15.83	77.75	110.81
Management Fee	900.00	900.00	5,850.00	6,300.00
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	145.81
Office / Postage	15.00	50.00	317.44	350.00
Membership/Subscription	54.33	0.00	94.88	25.00
Insurance	1,715.00	1,583.33	12,155.00	11,083.31
Power	142.30	166.67	1,180.22	1,166.69
Professional Fee	0.00	20.83	0.00	145.81
Water-Domestic	814.26	1,000.00	5,631.98	7,000.00
Water-Irrigation	640.76	1,425.00	897.56	4,000.00
Sewer	600.37	541.67	4,145.70	3,791.69
Plumbing Repair	0.00	125.00	0.00	875.00
Electrical Repair	0.00	83.33	686.50	583.31
Maintenance	229.75	416.67	2,702.78	2,916.69
Roof Repair	61,715.00	0.00	61,715.00	0.00
Building Repair	0.00	416.67	815.00	2,916.69
Painting	0.00	83.33	0.00	583.31
Snow Removal	0.00	0.00	9,451.20	3,000.00
Supplies-Maintenance	0.00	41.67	271.36	291.69
Yard Care/Improvement	2,468.85	4,000.00	11,805.73	14,500.00
<b>Total Expenses</b>	<u>69,311.17</u>	<u>10,890.83</u>	<u>117,930.12</u>	<u>59,935.81</u>
<b>Net Income</b>	<u>\$ (56,946.17)</u>	<u>\$ 359.17</u>	<u>\$ (39,905.12)</u>	<u>\$ 18,814.19</u>

Village at Elk Hills Association  
Balance Sheet  
July 31, 2022

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ASSETS

Current Assets		
Cash in Checking	\$	75,093.66
Cash in Reserve		<u>17,756.77</u>
Total Current Assets		92,850.43
Property and Equipment		<u>                    </u>
Total Property and Equipment		0.00
Other Assets		<u>                    </u>
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>92,850.43</u></u>

**Village at Elk Hills Association  
General Ledger**

**For the Period From Jul 1, 2022 to Jul 31, 2022**

Filter Criteria includes: 1) IDs from 1122 to 1122. 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
1122	7/1/22			Beginning Balance			70,160.00
Cash in Reserve	7/1/22		GEN	checking transfer t	1,125.00		
	7/29/22		GEN	transfer to checkin		53,528.23	
				Current Period Cha	1,125.00	53,528.23	-52,403.23
	7/31/22			Ending Balance			17,756.77

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Jul 1, 2022 to Jul 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.

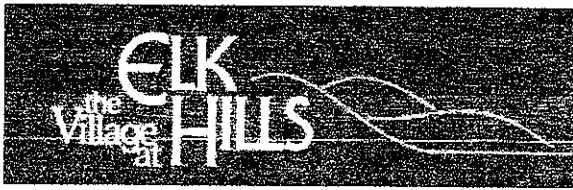
Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
5000 Meeting Expense	7/1/22			Beginning Balance			62.20
	7/11/22	003342	CDJ	Terri Goldich - Invoice: ZOOM 1	15.55		
				Current Period Change	15.55		15.55
	7/31/22			Ending Balance			77.75
5010 Management Fee	7/1/22			Beginning Balance			4,950.00
	7/20/22	003344	CDJ	Gatewest - Invoice: VEH 7/2022	900.00		
				Current Period Change	900.00		900.00
	7/31/22			Ending Balance			5,850.00
5050 Accounting	7/1/22			Beginning Balance			130.00
	7/31/22			Ending Balance			130.00
5100 Bank Charges	7/1/22			Beginning Balance			2.00
	7/31/22			Ending Balance			2.00
5160 Office / Postage	7/1/22			Beginning Balance			302.44
	7/20/22	003345	CDJ	Terri Goldich - Invoice: Staples 7	15.00		
				Current Period Change	15.00		15.00
	7/31/22			Ending Balance			317.44
5275 Membership/Subscription	7/1/22			Beginning Balance			40.55
	7/11/22	003342	CDJ	Terri Goldich - Invoice: GoDadd	54.33		
				Current Period Change	54.33		54.33
	7/31/22			Ending Balance			94.88
5450 Insurance	7/1/22			Beginning Balance			10,440.00
	7/25/22	003346	CDJ	Berkley North Pacific - Invoice: 2	1,715.00		
				Current Period Change	1,715.00		1,715.00
	7/31/22			Ending Balance			12,155.00
5500 Power	7/1/22			Beginning Balance			1,037.92
	7/11/22	003341	CDJ	North Western Energy - Invoice:	63.19		
	7/11/22	003341	CDJ	North Western Energy - Invoice:	38.34		
	7/11/22	003341	CDJ	North Western Energy - Invoice:	8.93		
	7/11/22	003341	CDJ	North Western Energy - Invoice:	15.67		
	7/11/22	003341	CDJ	North Western Energy - Invoice:	16.17		
				Current Period Change	142.30		142.30
	7/31/22			Ending Balance			1,180.22
5550 Water-Domestic	7/1/22			Beginning Balance			4,817.72
	7/27/22	003348	CDJ	City of Missoula - Invoice: 07020	122.09		
	7/27/22	003348	CDJ	City of Missoula - Invoice: 07042	122.09		
	7/27/22	003348	CDJ	City of Missoula - Invoice: 07042	166.91		
	7/27/22	003348	CDJ	City of Missoula - Invoice: 11379	110.21		
	7/27/22	003348	CDJ	City of Missoula - Invoice: 07042	122.09		
	7/27/22	003348	CDJ	City of Missoula - Invoice: 07041	170.87		
				Current Period Change	814.26		814.26
	7/31/22			Ending Balance			5,631.98
5551 Water-Irrigation	7/1/22			Beginning Balance			256.82
	7/27/22	003348	CDJ	City of Missoula - Invoice: 07020	640.76		
				Current Period Change	640.76		640.76
	7/31/22			Ending Balance			897.58
5600	7/1/22			Beginning Balance			3,545.33

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Jul 1, 2022 to Jul 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
Sewer	7/27/22	003348	CDJ	City of Missoula - Invoice: 07020	104.78		
	7/27/22	003348	CDJ	City of Missoula - Invoice: 07041	106.68		
	7/27/22	003348	CDJ	City of Missoula - Invoice: 07042	104.98		
	7/27/22	003348	CDJ	City of Missoula - Invoice: 11379	80.54		
	7/27/22	003348	CDJ	City of Missoula - Invoice: 07042	93.23		
	7/27/22	003348	CDJ	City of Missoula - Invoice: 07042	110.16		
	7/31/22			Current Period Change	600.37		600.37
				Ending Balance			4,145.70
5720 Electrical Repair	7/1/22			Beginning Balance			686.50
	7/31/22			Ending Balance			686.50
5725 Maintenance	7/1/22			Beginning Balance			2,473.03
	7/15/22		GENJ	5106 5 Greiner		48.00	
	7/20/22	003344	CDJ	Gatewest - Invoice: 6/30/22 mai	100.00		
	7/20/22	003344	CDJ	Gatewest - Invoice: 6/15/22 mai	177.75		
	7/31/22			Current Period Change	277.75	48.00	229.75
				Ending Balance			2,702.78
5755 Roof Repair	7/1/22			Beginning Balance			
	7/29/22	003349	CDJ	Rhino Roofing - Invoice: 5100 Vi	56,615.00		
	7/29/22	003349	CDJ	Rhino Roofing - Invoice: 5108 Vi	5,100.00		
	7/31/22			Current Period Change	61,715.00		61,715.00
				Ending Balance			61,715.00
5760 Building Repair	7/1/22			Beginning Balance			815.00
	7/31/22			Ending Balance			815.00
5795 Snow Removal	7/1/22			Beginning Balance			9,451.20
	7/31/22			Ending Balance			9,451.20
5810 Supplies-Maintenance	7/1/22			Beginning Balance			271.36
	7/31/22			Ending Balance			271.36
5830 Yard Care/Improvement	7/1/22			Beginning Balance			9,336.88
	7/11/22	003343	CDJ	Nature's Best, Inc. - Invoice: 488	2,107.35		
	7/20/22	003344	CDJ	Gatewest - Invoice: 6/30/22 mai	12.00		
	7/27/22	003347	CDJ	Michael Thomas Kohler Sr - Inv	349.50		
	7/31/22			Current Period Change	2,468.85		2,468.85
				Ending Balance			11,805.73



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**Village at Elk Hills HOA1  
Minutes  
August 3, 2022 5:30pm-6:30pm**

**Board attending: B. Baker, J. Gandenberger, T. Goldich, S. Rainey**

**Public attending: None**

A. Call to Order 30pm- 5 *— checked*

B. June 2022 Budget review – Questions: The irrigation water budget seems to be doing well. Hopefully this means the major leaks have been ameliorated. Accepted unanimously.

Motion to accept: SR Second: JG

C. July 2022 Minutes – Questions: None. Accepted as written, unanimously.

Motion to accept: JG Second: BB

D. President's Reports:

1. TG will look at signs at Home Depot or other shops for a that denotes our street as "No Outlet" or Not a Through Street." Adding "Private Property" to the granite entrance sign will be put on hold for the time being to assess available monies.

2. The vendor at Western Floor was found to have no liability or worker comp insurance and so will not be working on this property. TG and Gatewest will be working toward a solution to ensure that the new garage roof on 5108 won't be compromised.

E. Public Forum - None

F. Adjournment – 6:00pm