



Village at Elk Hills HOA1
Minutes
October 5, 2022 5:30pm-6:00pm

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

Public attending: D. Gandenberger

A. Call to Order – 5:30pm

B. August 2022 Budget review – Questions: none

Motion to accept: JJ Second: CC passed unanimously

C. September 2022 Minutes – Questions: none

Motion to accept: CC Second: BB passed unanimously

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. – *Signed on Monday, 10/3/2022, with Aaron Harrington. Copies will be provided to Gatewest and the Christensens.*

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. – *Motion to request to Garden City Monuments to add "Private Property" to granite sign at entrance passed with one abstention. Gatewest will be requested to purchase a "No Outlet" sign from HD Supply and attach to street sign. Schematic sign for buildings still in process. HOA2 will be asked to pay 25% of costs when final costs are known.*

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

c. Landscaping walkaround with Lewis and Clark – TG will contact Mark and Gatewest to reschedule visit and treatment. – *Walkaround completed on Monday,*



10/3/2022 and estimate received 10/5/2022 for a cost of \$2900 to complete work on latest landscape log. Motion passed unanimously to contract with Lewis and Clark to complete trimming. TG will follow up.

d. TG will contact Marirose Kuhlman at Weed Council to arrange for spot treatment in wildlife corridor. – *Done, 10/3/2022. Awaiting response.*

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

f. Irrigation water shut-off planned for Oct. 1. TG will check with KMR Water for updates. – *KMR has equipment problems which will be resolved on 10/18/2022. Irrigation system will be turned off and backflow valve work will wait until after the 18th.*

g. TG will contact Attorney Peltomaa for opinion on responsibility for deck maintenance and repair when meeting for signing session. – *Their firm does not work in this area. TG will keep searching for legal opinion on our governing documents.*

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. – *Contract will be signed with Nature's Best. Board members are asked to keep an eye on blocked storm drains to be cleared.*

E. Public Forum

F. Adjournment – 5:50pm