



villageatelkhills.com

Village at Elk Hills HOA1

Agenda

November 2, 2022 5:30pm-6:00pm

Join Zoom Meeting

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQzJsekxvU0JlVQ09>

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. September 2022 Budget review – Questions:

Motion to accept: Second:

C. October 2022 Minutes – Questions:

Motion to accept: Second:

D. President's Reports:

1. The agreement enacted with Homestead provided by Attorney Kelcie Peltomaa has been shared with the owner of 5100 #5.

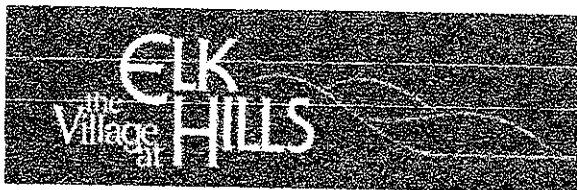
2. Items on to-do list:

a. Signage – "Private Property" "No Outlet" Schematic of buildings:

"Private Property" will be added to the granite monument sign at driveway in the spring. "No outlet" signs have been purchased and will be installed by Gatewest. A sign with the schematic of buildings is still in process.

b. Graffiti – Professional level graffiti paint remover has been purchased. Gatewest will be asked to complete clean-up.

c. Lewis and Clark Landscaping were supposed to do planned trimming the week of Oct. 17, moved to week of Oct. 24, now moved to the week of



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Oct. 31. TG checked with Lawn Doctor about treatment of necrotic ring spot and was advised that adequate treatment requires digging up the area and replacing topsoil and sod. Chemical treatment lasts 30 days and requires repeated treatment throughout summer.

d. TG got contacts from Marirose Kuhlman at Weed Council to arrange for spot treatment in the wildlife corridor and has left voice messages.

e. Gandenberger deck – The deck has been repaired with crack filler and cement patch.

f. Irrigation water was shut off and KMR Water was here on Oct. 23 to treat sprinklers.

g. An attorney is still being sought to work on our question about clarification of responsibility for deck repair.

h. Owners are reminded that it is their responsibility to clean snow and ice off their porches, decks, and patios. This will prevent leaks into downstairs areas and maintain surfaces. The HOA is not responsible for damage to any porch, deck, or patio that is not adequately maintained by the owners. Owners of upstairs units are also reminded that nothing is to be placed on parapets or railings as doing so creates safety issues.

E. Public Forum

F. Adjournment

Village at Elk Hills Association
Income & Expense Statement
For the Nine Months Ending September 30, 2022

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	13,435.00	11,250.00	101,610.00	101,250.00
LATE FEES	10.00	0.00	70.00	0.00
Miscellaneous Income	0.00	0.00	300.00	0.00
Total Revenues	13,445.00	11,250.00	101,980.00	101,250.00
Expenses				
Meeting Expense	0.00	15.83	108.85	142.47
Management Fee	900.00	900.00	7,650.00	8,100.00
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	187.47
Office / Postage	0.00	50.00	317.44	450.00
Membership/Subscription	0.00	0.00	79.33	25.00
Insurance	1,715.00	1,583.33	15,585.00	14,249.97
Power	124.82	166.67	1,416.08	1,500.03
Professional Fee	0.00	20.83	0.00	187.47
Water-Domestic	1,713.66	1,000.00	7,345.64	9,000.00
Water-Irrigation	2,130.94	1,425.00	3,028.52	6,850.00
Sewer	1,200.74	541.67	5,346.44	4,875.03
Plumbing Repair	0.00	125.00	0.00	1,125.00
Electrical Repair	0.00	83.33	898.50	749.97
Maintenance	117.00	416.67	3,356.41	3,750.03
Roof Repair	0.00	0.00	61,715.00	0.00
Building Repair	0.00	416.67	815.00	3,750.03
Painting	0.00	83.33	0.00	749.97
Snow Removal	0.00	0.00	9,451.20	3,000.00
Supplies-Maintenance	39.95	41.67	311.31	375.03
Yard Care/Improvement	2,114.25	4,000.00	16,027.33	22,500.00
Total Expenses	10,056.36	10,890.83	133,584.05	81,717.47
Net Income	\$ 3,388.64	\$ 359.17	\$ (31,604.05)	\$ 19,532.53

Village at Elk Hills Association
Balance Sheet
September 30, 2022

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ASSETS

Current Assets		
Cash in Checking	\$	80,469.73
Cash in Reserve		20,006.77
Roof Fund		675.00
		<hr/>
Total Current Assets		101,151.50
Property and Equipment		
		<hr/>
Total Property and Equipment		0.00
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>101,151.50</u>

Village at Elk Hills Association**General Journal****For the Period From Sep 1, 2022 to Sep 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
9/1/22	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		1,462.50	1,462.50

Village at Elk Hills Association
General Ledger Expenses

For the Period From Sep 1, 2022 to Sep 30, 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	9/1/22			Beginning Balance			108.85
	9/30/22			Ending Balance			108.85
5010 Management Fee	9/1/22			Beginning Balance			6,750.00
	9/20/22	003360	CDJ	Gatewest - Invoice: VEH 9/2022	900.00		
	9/30/22			Current Period Change	900.00		900.00
				Ending Balance			7,650.00
5050 Accounting	9/1/22			Beginning Balance			130.00
	9/30/22			Ending Balance			130.00
5100 Bank Charges	9/1/22			Beginning Balance			2.00
	9/30/22			Ending Balance			2.00
5160 Office / Postage	9/1/22			Beginning Balance			317.44
	9/30/22			Ending Balance			317.44
5275 Membership/Subscription	9/1/22			Beginning Balance			79.33
	9/30/22			Ending Balance			79.33
5450 Insurance	9/1/22			Beginning Balance			13,870.00
	9/26/22	003363	CDJ	Berkley North Pacific - Invoice: 2	1,715.00		
	9/30/22			Current Period Change	1,715.00		1,715.00
				Ending Balance			15,585.00
5500 Power	9/1/22			Beginning Balance			1,291.26
	9/12/22	003357	CDJ	North Western Energy - Invoice:	51.04		
	9/12/22	003357	CDJ	North Western Energy - Invoice:	15.26		
	9/12/22	003357	CDJ	North Western Energy - Invoice:	15.14		
	9/12/22	003357	CDJ	North Western Energy - Invoice:	34.14		
	9/12/22	003357	CDJ	North Western Energy - Invoice:	9.24		
	9/30/22			Current Period Change	124.82		124.82
				Ending Balance			1,416.08
5550 Water-Domestic	9/1/22			Beginning Balance			5,631.98
	9/12/22	003356	CDJ	City of Missoula - Invoice: 07042	131.99		
	9/12/22	003356	CDJ	City of Missoula - Invoice: 07041	188.69		
	9/12/22	003356	CDJ	City of Missoula - Invoice: 11379	118.13		
	9/12/22	003356	CDJ	City of Missoula - Invoice: 07042	141.89		
	9/12/22	003356	CDJ	City of Missoula - Invoice: 07042	168.89		
	9/12/22	003356	CDJ	City of Missoula - Invoice: 07020	135.95		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 07042	124.07		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 07020	131.99		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 11379	106.25		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 07042	162.95		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 07041	178.79		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 07042	124.07		
	9/30/22			Current Period Change	1,713.66		1,713.66
				Ending Balance			7,345.64
5551 Water-Irrigation	9/1/22			Beginning Balance			897.58
	9/12/22	003356	CDJ	City of Missoula - Invoice: 07020	1,211.00		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 07020	919.94		
				Current Period Change	2,130.94		2,130.94

Village at Elk Hills Association
General Ledger Expenses

For the Period From Sep 1, 2022 to Sep 30, 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
	9/30/22			Ending Balance			3,028.52
5600 Sewer	9/1/22			Beginning Balance			4,145.70
	9/12/22	003356	CDJ	City of Missoula - Invoice: 11379	80.54		
	9/12/22	003356	CDJ	City of Missoula - Invoice: 07041	106.68		
	9/12/22	003356	CDJ	City of Missoula - Invoice: 07020	104.78		
	9/12/22	003356	CDJ	City of Missoula - Invoice: 07042	110.16		
	9/12/22	003356	CDJ	City of Missoula - Invoice: 07042	93.23		
	9/12/22	003356	CDJ	City of Missoula - Invoice: 07042	104.98		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 11379	80.54		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 07041	106.68		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 07042	93.23		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 07020	104.78		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 07042	104.98		
	9/30/22	003364	CDJ	City of Missoula - Invoice: 07042	110.16		
				Current Period Change	1,200.74		1,200.74
	9/30/22			Ending Balance			5,346.44
5720 Electrical Repair	9/1/22			Beginning Balance			898.50
	9/30/22			Ending Balance			898.50
5725 Maintenance	9/1/22			Beginning Balance			3,239.41
	9/7/22		GENJ	5106 7 Pastrone		35.00	
	9/20/22	003360	CDJ	Gatewest - Invoice: 8/15/22 mai	76.00		
	9/20/22	003360	CDJ	Gatewest - Invoice: 8/31/22 mai	76.00		
				Current Period Change	152.00	35.00	117.00
	9/30/22			Ending Balance			3,356.41
5755 Roof Repair	9/1/22			Beginning Balance			61,715.00
	9/30/22			Ending Balance			61,715.00
5760 Building Repair	9/1/22			Beginning Balance			815.00
	9/30/22			Ending Balance			815.00
5795 Snow Removal	9/1/22			Beginning Balance			9,451.20
	9/30/22			Ending Balance			9,451.20
5810 Supplies-Maintenance	9/1/22			Beginning Balance			271.36
	9/12/22	003358	CDJ	Terri Goldich - Invoice: Lowes 9/	27.96		
	9/20/22	003361	CDJ	Ace Hardware - Invoice: 219083	11.99		
				Current Period Change	39.95		39.95
	9/30/22			Ending Balance			311.31
5830 Yard Care/Improvement	9/1/22			Beginning Balance			13,913.08
	9/12/22	003359	CDJ	Nature's Best, Inc. - Invoice: 565	1,706.25		
	9/20/22	003360	CDJ	Gatewest - Invoice: 8/15/22 mai	24.00		
	9/20/22	003362	CDJ	Michael Thomas Kohler Sr - Inv	384.00		
				Current Period Change	2,114.25		2,114.25
	9/30/22			Ending Balance			16,027.33



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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