



**Village at Elk Hills HOA1  
Meeting of the Board  
Minutes  
January 4, 2023 5:30pm-6:30pm**

**Minutes**

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

**Public attending: None**

A. Call to Order: 5:30pm

B. October 2022 Budget review – Questions: None

Motion to accept: CC Second: JC

C. November 2022 Budget review – Questions: TG has several questions which will be directed to Gatewest. No questions from other board members.

Motion to accept: JC Second: CC

D. November 2022 Minutes – Questions: None

Motion to accept: JC Second: CC

E. President's Reports:

1. TG suggests that our HOA become members of the HOA Leader online community group, which provides practical advice for HOA and condo leadership on legal issues, finances, conflict resolution, and many more issues. The home page is hoaleader.com with a description of membership benefits and costs at <https://www.hoaleader.com/details.cfm>. Annual membership is \$119 per year for an HOA representative with the ability to add up to 9 board members for free. Board members are asked to review the site. A vote will be called to approve this expenditure after discussion – *Board approved this expenditure unanimously. TG will apply and submit invoice for reimbursement.*
2. There is another vehicle in the main parking lot that has not moved in months. It is a white van with MT license 4-73359C. Information has been provided to Gatewest to have the van tagged and towed – *The van was tagged on Jan. 4, 2023 and was moved the next day.*
3. Other business:
  - a. *A letter went to some owners about the removal of snow and ice from decks. TG will follow up with Gatewest to ask if all owners received the*

*letter, and if not, will ask that all owners be contacted. Owners of front and back decks must keep both clear.*

- b. A theft of a propane tank occurred from a porch on January 3, 2023. Owners are reminded to keep doors locked and if a theft occurs, please report the incident to the police and TG. TG is keeping track of incidents, with incident numbers, to help our community consider video surveillance of our property.*

F. Meetings for 2023:

February 1  
March 1  
April 5  
May 3 with Annual Meeting  
June 7  
July 5  
August 2  
September 6  
October 4  
November 1  
December 6

G. Public Forum - None

H. Adjournment – 5:55pm