



villageatelkhills.com

**Village at Elk Hills HOA1  
Agenda  
April 5, 2023 5:30pm-6:30pm**

**Agenda**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/85781700651?pwd=N203NzV2TIY3aE1mQzJsekxvU0JvOT09>

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#

**Board attending:**

**Public attending:**

A. Call to Order -

B. January 2023 Budget review – Questions:

Motion to accept:      Second:

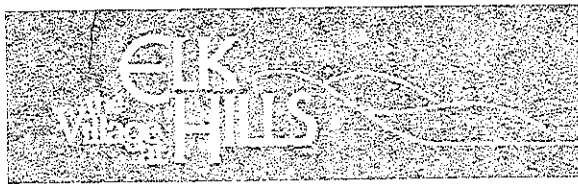
C. February 2023 Budget review – Questions:

Motion to accept:      Second:

D. February 2023 Minutes review – Questions:

E. President's Reports:

1. The contract for the next roof (5102) has been signed. Rhino Roofing thinks they may be able to get it done in late April, weather permitting. The cost is \$39,836.08.
2. Lewis and Clark Landscaping has us on their calendar as soon as the snow ends for the clean-up work that couldn't be done last fall.
3. Most of the gutters have been cleaned out with a few remaining that still have ice and snow. Dan will finish them as soon as possible.



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4. Mike Nielsen of DCI Engineering, Dan Merritt ,and TG met to look at the ongoing deck issues at 5100 #1/5. Hopefully a solution will be possible this summer.

F. Public Forum

G. Adjournment

Village at Elk Hills Association  
Income & Expense Statement  
For the One Months Ending January 31, 2023

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	13,230.00	11,250.00	13,230.00	11,250.00
LATE FEES	35.00	0.00	35.00	0.00
Total Revenues	13,265.00	11,250.00	13,265.00	11,250.00
Expenses				
Meeting Expense	15.55	12.96	15.55	12.96
Management Fee	900.00	900.00	900.00	900.00
Legal Fees	2,381.50	208.33	2,381.50	208.33
Office / Postage	0.00	41.67	0.00	41.67
Membership/Subscription	0.00	16.67	0.00	16.67
Insurance	1,714.00	1,750.00	1,714.00	1,750.00
Power	231.31	166.67	231.31	166.67
Water-Domestic	842.82	833.33	842.82	833.33
Sewer	620.73	625.00	620.73	625.00
Plumbing Repair	0.00	83.33	0.00	83.33
Electrical Repair	100.00	83.33	100.00	83.33
Maintenance	149.00	500.00	149.00	500.00
Roof Repair	0.00	5,000.00	0.00	5,000.00
Building Repair	0.00	166.67	0.00	166.67
Painting	0.00	41.67	0.00	41.67
Snow Removal	5,532.80	2,500.00	5,532.80	2,500.00
Supplies-Maintenance	4.38	70.83	4.38	70.83
Yard Care/Improvement	0.00	1,666.67	0.00	1,666.67
Total Expenses	12,492.09	14,667.13	12,492.09	14,667.13
Net Income	\$ 772.91	\$ (3,417.13)	\$ 772.91	\$ (3,417.13)

Village at Elk Hills Association  
Balance Sheet  
January 31, 2023

ASSETS

Current Assets		
Cash in Checking	\$	104,551.54
Cash in Reserve		24,506.77
Roof Fund		2,025.00
		<hr/>
Total Current Assets		131,083.31
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
Total Assets	\$	<hr/> <hr/> 131,083.31

**Village at Elk Hills Association  
General Journal**

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
1/1/23	1120		Checking transfer to reserv		1,462.50	
	1122		checking transfer to Cash i	1,125.00		
	1123		checking transfer to Roof F	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 Jan 1, 2023 to Jan 31, 2023

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	1/1/23			Beginning Balance			
	1/23/23	003398	CDJ	Terri Goldich - Invoice: ZOOM 1	15.55		
				Current Period Change	15.55		15.55
	1/31/23			Ending Balance			15.55
5010 Management Fee	1/1/23			Beginning Balance			
	1/23/23	003397	CDJ	Gatewest - Invoice: VEH 1/2023	900.00		
				Current Period Change	900.00		900.00
	1/31/23			Ending Balance			900.00
5150 Legal Fees	1/1/23			Beginning Balance			
	1/10/23	003395	CDJ	Bjornson Jones Mungas PLLC -	2,381.50		
				Current Period Change	2,381.50		2,381.50
	1/31/23			Ending Balance			2,381.50
5450 Insurance	1/1/23			Beginning Balance			
	1/26/23	003400	CDJ	Berkley North Pacific - Invoice: 2	1,714.00		
				Current Period Change	1,714.00		1,714.00
	1/31/23			Ending Balance			1,714.00
5500 Power	1/1/23			Beginning Balance			
	1/10/23	003394	CDJ	North Western Energy - Invoice:	105.04		
	1/10/23	003394	CDJ	North Western Energy - Invoice:	24.61		
	1/10/23	003394	CDJ	North Western Energy - Invoice:	22.12		
	1/10/23	003394	CDJ	North Western Energy - Invoice:	67.25		
	1/10/23	003394	CDJ	North Western Energy - Invoice:	12.29		
				Current Period Change	231.31		231.31
	1/31/23			Ending Balance			231.31
5550 Water-Domestic	1/1/23			Beginning Balance			
	1/30/23	003401	CDJ	City of Missoula - Invoice: 07042	127.08		
	1/30/23	003401	CDJ	City of Missoula - Invoice: 07020	123.09		
	1/30/23	003401	CDJ	City of Missoula - Invoice: 07042	127.08		
	1/30/23	003401	CDJ	City of Missoula - Invoice: 11379	111.11		
	1/30/23	003401	CDJ	City of Missoula - Invoice: 07041	186.21		
	1/30/23	003401	CDJ	City of Missoula - Invoice: 07042	168.25		
				Current Period Change	842.82		842.82
	1/31/23			Ending Balance			842.82
5600 Sewer	1/1/23			Beginning Balance			
	1/30/23	003401	CDJ	City of Missoula - Invoice: 11379	83.24		
	1/30/23	003401	CDJ	City of Missoula - Invoice: 07042	96.39		
	1/30/23	003401	CDJ	City of Missoula - Invoice: 07041	110.30		
	1/30/23	003401	CDJ	City of Missoula - Invoice: 07042	113.92		
	1/30/23	003401	CDJ	City of Missoula - Invoice: 07042	108.54		
	1/30/23	003401	CDJ	City of Missoula - Invoice: 07020	108.34		
				Current Period Change	620.73		620.73
	1/31/23			Ending Balance			620.73
5720 Electrical Repair	1/1/23			Beginning Balance			
	1/23/23	003399	CDJ	J & M Electric Inc - Invoice: 23-1	100.00		
				Current Period Change	100.00		100.00
	1/31/23			Ending Balance			100.00
5725 Maintenance	1/1/23			Beginning Balance			
	1/23/23	003397	CDJ	Gatewest - Invoice: 12/31/22 ma	83.00		
	1/23/23	003397	CDJ	Gatewest - Invoice: 12/15/22 ma	66.00		
				Current Period Change	149.00		149.00
	1/31/23			Ending Balance			149.00

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Jan 1, 2023 to Jan 31, 2023

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
5795	1/1/23			Beginning Balance			
Snow Removal	1/10/23	003396	CDJ	Nature's Best, Inc. - Invoice: 721	5,472.80		
	1/23/23	003397	CDJ	Gatewest - Invoice: 12/15/22 ma	60.00		
				Current Period Change	5,532.80		5,532.80
	1/31/23			Ending Balance			5,532.80
5810	1/1/23			Beginning Balance			
Supplies-Maintenance	1/23/23	003397	CDJ	Gatewest - Invoice: 559509	4.38		
				Current Period Change	4.38		4.38
	1/31/23			Ending Balance			4.38

Village at Elk Hills Association  
Income & Expense Statement  
For the Two Months Ending February 28, 2023

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	10,550.00	11,250.00	23,780.00	22,500.00
LATE FEES	(5.00)	0.00	30.00	0.00
Total Revenues	10,545.00	11,250.00	23,810.00	22,500.00
Expenses				
Meeting Expense	15.55	12.96	31.10	25.92
Management Fee	900.00	900.00	1,800.00	1,800.00
Legal Fees	0.00	208.33	2,381.50	416.66
Office / Postage	0.00	41.67	0.00	83.34
Membership/Subscription	0.00	16.67	0.00	33.34
Insurance	1,714.00	1,750.00	3,428.00	3,500.00
Power	243.20	166.67	474.51	333.34
Water-Domestic	0.00	833.33	842.82	1,666.66
Sewer	0.00	625.00	620.73	1,250.00
Plumbing Repair	0.00	83.33	0.00	166.66
Electrical Repair	0.00	83.33	100.00	166.66
Maintenance	191.75	500.00	340.75	1,000.00
Roof Repair	0.00	5,000.00	0.00	10,000.00
Building Repair	0.00	166.67	0.00	333.34
Painting	0.00	41.67	0.00	83.34
Snow Removal	2,315.00	2,000.00	7,847.80	4,500.00
Supplies-Maintenance	6.99	70.83	11.37	141.66
Yard Care/Improvement	0.00	1,666.67	0.00	3,333.34
Total Expenses	5,386.49	14,167.13	17,878.58	28,834.26
Net Income	\$ 5,158.51	\$ (2,917.13)	\$ 5,931.42	\$ (6,334.26)



Village at Elk Hills Association  
Balance Sheet  
February 28, 2023

ASSETS

Current Assets		
Cash in Checking	\$	108,247.55
Cash in Reserve		25,631.77
Roof Fund		2,362.50
		<hr/>
Total Current Assets		136,241.82
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>136,241.82</u>

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Feb 1, 2023 to Feb 28, 2023

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	2/1/23			Beginning Balance			15.55
	2/17/23	003406	CDJ	Terri Goldich - Invoice: ZOOM I	15.55		
				Current Period Change	15.55		15.55
	2/28/23			Ending Balance			31.10
5010 Management Fee	2/1/23			Beginning Balance			900.00
	2/17/23	003404	CDJ	Gatewest - Invoice: VEH 2/2023	900.00		
				Current Period Change	900.00		900.00
	2/28/23			Ending Balance			1,800.00
5150 Legal Fees	2/1/23			Beginning Balance			2,381.50
	2/28/23			Ending Balance			2,381.50
5450 Insurance	2/1/23			Beginning Balance			1,714.00
	2/24/23	003407	CDJ	Berkley North Pacific - Invoice: 2	1,714.00		
				Current Period Change	1,714.00		1,714.00
	2/28/23			Ending Balance			3,428.00
5500 Power	2/1/23			Beginning Balance			231.31
	2/9/23	003403	CDJ	North Western Energy - Invoice:	22.10		
	2/9/23	003403	CDJ	North Western Energy - Invoice:	116.28		
	2/9/23	003403	CDJ	North Western Energy - Invoice:	67.19		
	2/9/23	003403	CDJ	North Western Energy - Invoice:	24.68		
	2/9/23	003403	CDJ	North Western Energy - Invoice:	12.95		
				Current Period Change	243.20		243.20
	2/28/23			Ending Balance			474.51
5550 Water-Domestic	2/1/23			Beginning Balance			842.82
	2/28/23			Ending Balance			842.82
5600 Sewer	2/1/23			Beginning Balance			620.73
	2/28/23			Ending Balance			620.73
5720 Electrical Repair	2/1/23			Beginning Balance			100.00
	2/28/23			Ending Balance			100.00
5725 Maintenance	2/1/23			Beginning Balance			149.00
	2/17/23	003404	CDJ	Gatewest - Invoice: 1/15/23 mai	48.00		
	2/17/23	003404	CDJ	Gatewest - Invoice: 1/31/23 mai	143.75		
				Current Period Change	191.75		191.75
	2/28/23			Ending Balance			340.75
5795 Snow Removal	2/1/23			Beginning Balance			5,532.80
	2/9/23	003402	CDJ	Nature's Best, Inc. - Invoice: 741	2,315.00		
				Current Period Change	2,315.00		2,315.00
	2/28/23			Ending Balance			7,847.80
5810 Supplies-Maintenance	2/1/23			Beginning Balance			4.38
	2/17/23	003405	CDJ	Ace Hardware - Invoice: 237291	6.99		
				Current Period Change	6.99		6.99
	2/28/23			Ending Balance			11.37



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## **Village at Elk Hills HOA1**

### **Minutes**

**February 1, 2023 5:30pm-6:30pm**

#### **Minutes**

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

**Public attending: Karen Frizzell, Josie Ridegway**

A. Call to Order – 5:32pm

B. December 2022 Budget review – Questions: none

Motion to accept: TG Second: CC

C. January 2023 Minutes – Questions: none

Motion to accept: CC Second: BB

D. President's Reports:

1. The December 2022 budget report is attached. Board members are asked to review the fiscal year-end report and make recommendations for the 2023 budget to be reviewed, finalized, and voted on at this meeting. Given the possible length of this discussion, it is anticipated that this will be the only item for this meeting. ---*Motion to accept: CC, 2<sup>nd</sup> BB. Passed unanimously.*

E. Public Forum: Josie Ridgeway: 1. Question on search for legal opinion regarding responsibility for deck repair. *Yes, with no luck after multiple contacts with local firms/attorneys. HOA1 is now a member in HOALeader.com and may be able to find legal advice through their resources.*

2. Who performs HOA1 accounting? *Gatewest.*

Karen Frizzell: 1. What is planned for repair to light post between 5104 and 5106? Given proximity to another light post it is unneeded. *Gatewest will be informed that repair is not necessary; removal is fine.* 2. After driplines are checked behind 5104 in spring, Karen is willing to plant native grasses in place of removed shrubs.

F. Adjournment: 6:10pm