



Village at Elk Hills HOA1
May 3, 2023 5:30pm-6:30pm

Minutes

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

Public attending: None

A. Call to Order – 5:43pm

B. March 2023 Budget review – Questions: none

Motion to accept: JG Second: CC

C. April 2023 Minutes review - Questions: none

Motion to accept: JG Second: CC

D. President's Reports:

1. Parking is already becoming tight so residents are reminded about the parking regulations in our governing documents:

a. Our first parking place is inside our garages (Article 5.3.13). We must park one vehicle inside and our second vehicle either behind or beside our garage if possible. If not possible, the second vehicle may be parked in one of the lots. Please remember that about 1/3 of our residents cannot park behind our garages and are entitled to spaces in the lots.

b. We may keep **ONLY TWO** vehicles on this property (Article 5.3.13), and they must be registered and in good working order. So additional motorcycles, recreational vehicles, etc., must be stored off-site. Vehicles may not be worked on or stored on the property. For full information about vehicle restrictions, please go to <https://villageatelkhills.com/wp-content/uploads/2021/02/parking-resolution-feb-3-2021.docx>.

2. About landscaping:

a. We have a landscape company coming to do the spring clean-up. If residents prefer not to wait, please dispose of the yard waste responsibly. This

means that throwing leaves, etc., into Moose Can Gulley is **not allowed**. Not only is the Gulley not our property, this creates a fire hazard.

b. Please refrain from trimming or removing any of the property's landscaping.

c. We will have professionals from the county attend to the Wildlife Corridor at some point so please don't walk around in it. There are plant species that need to be protected, along with ground-nesting birds and other small animals. Also, please do not use any herbicides containing glyphosate if you're gardening in any of the common areas around our property.

3. If you use Republic Services for garbage, please remember to place your bins at least 3 ft. away from the building.

4. Our HOA needs to go shopping for insurance to avoid a 21% increase in our premium. One of the questions is whether the association regulates outside grills, which we don't except for some mentions of storing flammable or explosive chemicals and other materials. A distance of 10ft. from a building has been suggested for the use of outdoor grills. Fire codes for the county will be checked for local regulations. – ***No new information on insurance. Fire Marshal has not returned calls for information on grill distance. The Board can create a resolution stating that grills must be 10ft or more from any building.***

5. The Board would like to move to a bimonthly calendar for the remainder of 2023 which would mean that the meetings will be held in July, September, and November. – ***Motion to approve change to bimonthly meetings: JG, 2nd TG. Approved unanimously. Meetings in remainder of 2023 will be July, September, and November.***

6. The annual meeting must be held in May so the date, time, and place needs to be set at this meeting. -- ***Annual meeting will be held at Missoula Alliance Church, on May 31, 2023, 5:30pm-6:30pm. There is another meeting directly after this meeting so we need to end promptly. There will be no zoom component.***

7. The roles and responsibilities for the Board will be clearly defined and reallocated as necessary.

8. Residents are asked to use the contact form on the website at <https://villageatelkhills.com/contact-us/> to submit questions and complaints. – ***Following annual meeting, JG will become liaison for community***

residents and will receive notifications from the contact form on our website.

F. Public Forum - none

G. Adjournment – 6:10pm