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## **Village at Elk Hills HOA1 Minutes**

**July 5, 2023 5:30pm-6:30pm**

Board Attending: B. Baker, J. Gandenberger, T. Goldich

Public Attending: K. Cook, L. Welch-Jesness

A. Call to Order - 5:30pm

B. May 2023 Budget review — Questions: none

Motion to accept: JG Second: BB

C. May 2023 Minutes review - Questions: TG will write a resolution for the September meeting requesting a vote for a 10 foot setback for any grill, hibachi, or any other cooking appliance from any building or structure.

Motion to accept: JG Second: TG

D. President's Reports:

1. Roles and responsibilities for the Board of directors were reviewed. The office of president was accepted with the addition of webmaster for villageatelkhills.com and zoom host for meetings. The office of vice president was accepted with the addition of chair of the landscape committee. The office of treasurer was accepted with the stipulation that several of the office's duties as described in Article 5 are usually covered by Gatewest, so the main remaining duties will be annual budget preparation, invoice control, allocation approval and other duties as assigned. T. Goldich will continue as president, J. Gandenberger has accepted the office of vice president, and B. Baker has accepted the office of treasurer. By unanimous board vote, Kim Cook was added to the board to fulfill the remainder of S. Rainey's vacant seat and will act as secretary. Claudia Christensen is considering continuing to fulfill her term as at-large member in the fall following extensive travel this summer.

2. A lengthy discussion ensued concerning the expenses for the remaining six roofs to be replaced in the coming years. The HOA spent over \$100,000 in the past two years combined for roofing on 5100, 5102, and a portion of 5108. That level of expenditure is not sustainable without a plan going forward with the possibilities of loans, assessments, or increased dues, or some combination of all of the above. TG will ask Rhino Roofing for a new estimate to finish 5108 and for information about the expected increase in estimates.

E. Landscape Report: J. Gandenberger

1. With JG as chair of the newly formed landscape committee, a group of residents came together to do a walkabout on the HOA1 grounds and plan improvements to the landscape. A lot of work has been completed and continues to bring beauty to our community in the face of fiscal austerity. The board is grateful to the

residents who have stepped up to be involved and make a difference. The board agreed to a \$500 limit on expenditures as allowed in our governing documents.

2. L. Welch Jesness asked about the drip system not functioning in some places. TG will update the zone map on the website so problem areas may be identified.
3. L. Welch Jesness asked about replacing plants that have been removed due to water problems or life expectancy and offered to split costs with the HOA. The landscape committee will come back to the board after the \$500 allotted for improvements has been spent to request additional money if necessary.
4. A resident has offered to replace the “no outlet” sign on the granite monument at their own expense. BB will investigate alternatives.

G. Adjournment: 6:45pm