



villageatelkhills.com

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

**Agenda**

A short Board meeting will be followed by a picnic on the grassy area behind 5104. All residents are welcome to attend. Please bring a dish to share, your beverages and chairs. Please RSVP to Sheryll at [sheryllrainey@gmail.com](mailto:sheryllrainey@gmail.com) or Jeanne at [gandyjeanne@yahoo.com](mailto:gandyjeanne@yahoo.com).

In case of rain or bad weather, the picnic will be rescheduled. The Board will meet at Terri's (5110 #4). Zoom will be available for residents at the regular address:

Join Zoom Meeting

<https://us02web.zoom.us/j/85781700651?ovvd=N203NzV2TIY3aE1mQ23seloNUONQT09>

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. June 2023 Budget review - Questions:

Motion to accept:      Second:

C. July 2023 Budget review –

Motion to accept:      Second:

D. July 2023 Minutes review - Questions:

Motion to accept:      Second:



E. President's Report:

1. A resolution concerning the use and storage of grills, hibachis, firepits, and other cooking and heating devices will be discussed. Draft text is:

August 29, 2023

**Resolution:**

The Board of the Village at Elk Hills is resolved to adopt reasonable rules governing the use and storage of outdoor grills, hibachis, firepits, and any other cooking or heating device or equipment. All such cooking or heating devices or equipment may be used only when ten feet (10 ft.) or more from any building or structure on the VEH property. They may not be used near overhanging branches, trees, or anything that overhangs the equipment. These devices or equipment may only be stored closer to any building or structure when cool to the touch.

F. Landscape Committee Report:

H. Public Forum

I. Adjournment

Village at Elk Hills Association  
Income & Expense Statement  
For the Six Months Ending June 30, 2023

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
<b>Revenues</b>				
Monthly Dues	11,400.00	11,250.00	77,060.00	67,500.00
LATE FEES	(5.00)	0.00	75.00	0.00
<b>Total Revenues</b>	<u>11,395.00</u>	<u>11,250.00</u>	<u>77,135.00</u>	<u>67,500.00</u>
<b>Expenses</b>				
Meeting Expense	16.59	12.96	96.42	77.76
Management Fee	900.00	900.00	5,400.00	5,400.00
Accounting	0.00	0.00	130.00	150.00
Legal Fees	0.00	208.33	2,381.50	1,249.98
Office / Postage	108.60	41.67	235.40	250.02
Membership/Subscription	83.28	16.67	108.28	100.02
Insurance	7,062.00	1,750.00	12,204.00	10,500.00
Power	159.09	166.67	1,219.43	1,000.02
Professional Fee	0.00	0.00	429.17	0.00
Water-Domestic	865.46	833.33	5,126.44	4,999.98
Water-Irrigation	0.00	1,000.00	0.00	1,500.00
Sewer	655.22	625.00	3,898.29	3,750.00
Plumbing Repair	0.00	83.33	0.00	499.98
Electrical Repair	1,593.22	83.33	2,141.22	499.98
Maintenance	1,276.75	500.00	3,199.70	3,000.00
Roof Repair	0.00	5,000.00	39,836.08	30,000.00
Building Repair	125.00	166.67	(192.40)	1,000.02
Deck Repair 5100	12,511.12	0.00	12,511.12	0.00
Painting	0.00	41.67	0.00	250.02
Snow Removal	0.00	0.00	11,738.80	4,500.00
Supplies-Maintenance	42.00	70.83	168.30	424.98
Yard Care/Improvement	1,696.96	1,666.67	6,221.96	10,000.02
<b>Total Expenses</b>	<u>27,095.29</u>	<u>13,167.13</u>	<u>106,853.71</u>	<u>79,152.78</u>
<b>Net Income</b>	<u>\$ (15,700.29)</u>	<u>\$ (1,917.13)</u>	<u>\$ (29,718.71)</u>	<u>\$ (11,652.78)</u>

Village at Elk Hills Association  
Balance Sheet  
June 30, 2023

ASSETS

Current Assets		
Cash in Checking	\$	66,747.42
Cash in Reserve		30,131.77
Roof Fund		3,712.50
		<hr/>
Total Current Assets		100,591.69
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>100,591.69</u>

**Village at Elk Hills Association  
General Journal**

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
6/1/23	1120	Transfers	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 Jun 1, 2023 to Jun 30, 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	6/1/23			Beginning Balance			79.83
Meeting Expense	6/9/23	003436	CDJ	Terri Goldich - Invoice: INV2040	16.59		
				Current Period Change	16.59		16.59
	6/30/23			Ending Balance			96.42
5010	6/1/23			Beginning Balance			4,500.00
Management Fee	6/27/23	003442	CDJ	Gatewest - Invoice: VEH 6/2023	900.00		
				Current Period Change	900.00		900.00
	6/30/23			Ending Balance			5,400.00
5050	6/1/23			Beginning Balance			130.00
Accounting	6/30/23			Ending Balance			130.00
5150	6/1/23			Beginning Balance			2,381.50
Legal Fees	6/30/23			Ending Balance			2,381.50
5160	6/1/23			Beginning Balance			126.80
Office / Postage	6/27/23	003442	CDJ	Gatewest - invoice: VEH 060223	108.60		
				Current Period Change	108.60		108.60
	6/30/23			Ending Balance			235.40
5275	6/1/23			Beginning Balance			25.00
Membership/Subscription	6/27/23	003444	CDJ	Terri Goldich - Invoice: HostGat	83.28		
				Current Period Change	83.28		83.28
	6/30/23			Ending Balance			108.28
5450	6/1/23			Beginning Balance			5,142.00
Insurance	6/26/23	003440	CDJ	Berkley North Pacific - Invoice: 2	7,062.00		
				Current Period Change	7,062.00		7,062.00
	6/30/23			Ending Balance			12,204.00
5500	6/1/23			Beginning Balance			1,060.34
Power	6/9/23	003434	CDJ	North Western Energy - Invoice:	9.52		
	6/9/23	003434	CDJ	North Western Energy - Invoice:	39.19		
	6/9/23	003434	CDJ	North Western Energy - Invoice:	18.54		
	6/9/23	003434	CDJ	North Western Energy - Invoice:	19.46		
	6/9/23	003434	CDJ	North Western Energy - Invoice:	72.38		
				Current Period Change	159.09		159.09
	6/30/23			Ending Balance			1,219.43
5525	6/1/23			Beginning Balance			429.17
Professional Fee	6/30/23			Ending Balance			429.17
5550	6/1/23			Beginning Balance			4,260.98
Water-Domestic	6/27/23	003441	CDJ	City of Missoula - Invoice: 07042	171.11		
	6/27/23	003441	CDJ	City of Missoula - Invoice: 07042	138.61		
	6/27/23	003441	CDJ	City of Missoula - Invoice: 11379	113.65		
	6/27/23	003441	CDJ	City of Missoula - Invoice: 07042	124.05		
	6/27/23	003441	CDJ	City of Missoula - Invoice: 07020	136.53		
	6/27/23	003441	CDJ	City of Missoula - Invoice: 07041	181.51		
				Current Period Change	865.46		865.46
	6/30/23			Ending Balance			5,126.44
5600	6/1/23			Beginning Balance			3,243.07
Sewer	6/27/23	003441	CDJ	City of Missoula - Invoice: 07020	116.02		

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Jun 1, 2023 to Jun 30, 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
	6/27/23	003441	CDJ	City of Missoula - Invoice: 11379	87.95		
	6/27/23	003441	CDJ	City of Missoula - Invoice: 07042	115.61		
	6/27/23	003441	CDJ	City of Missoula - Invoice: 07041	117.13		
	6/27/23	003441	CDJ	City of Missoula - Invoice: 07042	115.73		
	6/27/23	003441	CDJ	City of Missoula - Invoice: 07042	102.78		
				Current Period Change	655.22		655.22
	6/30/23			Ending Balance			3,898.29
5720 Electrical Repair	6/1/23			Beginning Balance			548.00
	6/9/23	003437	CDJ	J & M Electric Inc - Invoice: 23-1	1,565.22		
	6/27/23	003442	CDJ	Gatewest - Invoice: 5/31/23 mai	28.00		
				Current Period Change	1,593.22		1,593.22
	6/30/23			Ending Balance			2,141.22
5725 Maintenance	6/1/23			Beginning Balance			1,922.95
	6/9/23	003438	CDJ	Nature's Best, Inc. - Invoice: 837	521.75		
	6/27/23	003442	CDJ	Gatewest - Invoice: 5/15/23 mai	209.00		
	6/27/23	003442	CDJ	Gatewest - Invoice: 5/31/23 mai	546.00		
				Current Period Change	1,276.75		1,276.75
	6/30/23			Ending Balance			3,199.70
5755 Roof Repair	6/1/23			Beginning Balance			39,836.08
	6/30/23			Ending Balance			39,836.08
5760 Building Repair	6/1/23			Beginning Balance			-317.40
	6/9/23	003435	CDJ	Carey Bridgeman - Invoice: 510	125.00		
	6/9/23	003435	CDJ	Carey Bridgeman - Invoice: 3 51	1,725.00		
	6/26/23		GENJ	GWT VEH 7&8		1,725.00	
				Current Period Change	1,850.00	1,725.00	125.00
	6/30/23			Ending Balance			-192.40
5763 Deck Repair 5100	6/1/23			Beginning Balance			
	6/5/23	003433	CDJ	Boyce Lumber - Invoice: 2305-9	84.12		
	6/9/23	003435	CDJ	Carey Bridgeman - Invoice: 510	500.00		
	6/20/23	003439	CDJ	Carey Bridgeman - Invoice: 510	527.00		
	6/27/23	003443	CDJ	Carey Bridgeman - Invoice: 510	1,650.00		
	6/27/23	003443	CDJ	Carey Bridgeman - Invoice: 510	9,750.00		
				Current Period Change	12,511.12		12,511.12
	6/30/23			Ending Balance			12,511.12
5795 Snow Removal	6/1/23			Beginning Balance			11,738.80
	6/30/23			Ending Balance			11,738.80
5810 Supplies-Maintenance	6/1/23			Beginning Balance			126.30
	6/27/23	003442	CDJ	Gatewest - Invoice: Amazon 552	42.00		
				Current Period Change	42.00		42.00
	6/30/23			Ending Balance			168.30
5830 Yard Care/Improvement	6/1/23			Beginning Balance			4,525.00
	6/9/23	003436	CDJ	Terri Goldich - Invoice: Ace 6/4/	21.96		
	6/9/23	003438	CDJ	Nature's Best, Inc. - Invoice: 837	1,675.00		
				Current Period Change	1,696.96		1,696.96
	6/30/23			Ending Balance			6,221.96



1175 Clark Fork Drive  
Missoula, MT 59808

VEW  
Invoice 8377

Date	PO#
05/31/23	
Sales Rep	Terms
Craig Best	Net 15

Bill To
Dave Miewald Gatewest Property Mgmt 2100 Stephens Ave #110 Missoula, MT 59801

Property Address
Gatewest - Village at Elk Hills HOA 1 5100 Village Way Missoula, MT 59803

Item	Qty / UOM	Rate	Ext Price	Amount
<b>#5220 - Maintenance Contract 2023 (Per Service) RENEWAL</b>				
Turf Maintenance, Weekly - 05/01/2023				\$335.00
Turf Maintenance, Weekly - 05/08/2023				\$335.00
Turf Maintenance, Weekly - 05/15/2023				\$335.00
Turf Maintenance, Weekly - 05/23/2023				\$335.00
Turf Maintenance, Weekly - 05/29/2023				\$335.00
<b>#5220 - Maintenance Contract 2023 (Per Service) RENEWAL</b>				
Lot Sweeping (Spring) T&M - 05/17/2023				\$343.75
<b>#6256 - MT - Clean up</b>				
Remove Grave - Turf Area - 05/19/2023				\$178.00
Labor - 05/19/23	3.53 Hrs	\$0.00	\$0.00	

Subtotal	\$2,196.75
Sales Tax	\$0.00
<b>Total</b>	<b>\$2,196.75</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$2,196.75</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,196.75	\$0.00	\$0.00	\$0.00	\$0.00

3438 6-9-23



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

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	15,630.00	11,250.00	92,690.00	78,750.00
LATE FEES	45.00	0.00	120.00	0.00
Total Revenues	<u>15,675.00</u>	<u>11,250.00</u>	<u>92,810.00</u>	<u>78,750.00</u>
Expenses				
Meeting Expense	16.59	12.96	113.01	90.72
Management Fee	900.00	900.00	6,300.00	6,300.00
Accounting	0.00	0.00	130.00	150.00
Legal Fees	0.00	208.33	2,381.50	1,458.31
Office / Postage	0.00	41.67	235.40	291.69
Membership/Subscription	0.00	16.67	108.28	116.69
Insurance	2,025.00	1,750.00	14,229.00	12,250.00
Power	177.31	166.67	1,396.74	1,166.69
Professional Fee	0.00	0.00	429.17	0.00
Water-Domestic	896.66	833.33	6,023.10	5,833.31
Water-Irrigation	849.86	1,000.00	849.86	2,500.00
Sewer	655.22	625.00	4,553.51	4,375.00
Plumbing Repair	0.00	83.33	0.00	583.31
Electrical Repair	0.00	83.33	2,141.22	583.31
Maintenance	539.00	500.00	3,738.70	3,500.00
Roof Repair	0.00	5,000.00	39,836.08	35,000.00
Building Repair	0.00	166.67	(192.40)	1,166.69
Deck Repair 5100	606.72	0.00	13,117.84	0.00
Painting	0.00	41.67	0.00	291.69
Snow Removal	0.00	0.00	11,738.80	4,500.00
Supplies-Maintenance	101.97	70.83	270.27	495.81
Yard Care/Improvement	2,322.08	1,666.67	8,544.04	11,666.69
Total Expenses	<u>9,090.41</u>	<u>13,167.13</u>	<u>115,944.12</u>	<u>92,319.91</u>
Net Income	\$ <u>6,584.59</u>	\$ <u>(1,917.13)</u>	\$ <u>(23,134.12)</u>	\$ <u>(13,569.91)</u>

Village at Elk Hills Association  
Balance Sheet  
July 31, 2023

## ASSETS

Current Assets		
Cash in Checking	\$ 71,869.51	
Cash in Reserve	31,256.77	
Roof Fund	<u>4,050.00</u>	
Total Current Assets		107,176.28
Property and Equipment		
Total Property and Equipment		<u>0.00</u>
Other Assets		
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>107,176.28</u></u>

**Village at Elk Hills Association  
General Journal**

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
7/1/23	1120	Transfer	Checking transfer to reserv		1,462.50	
	1122		checking transfer to Cash i	1,125.00		
	1123		checking transfer to Roof F	337.50		
		<b>Total</b>		<b>1,462.50</b>	<b>1,462.50</b>	

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Jul 1, 2023 to Jul 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	7/1/23			Beginning Balance			96.42
	7/10/23	003448	CDJ	Terri Goldich - Invoice: ZOOM I	16.59		
				Current Period Change	16.59		16.59
	7/31/23			Ending Balance			113.01
5010 Management Fee	7/1/23			Beginning Balance			5,400.00
	7/21/23	003452	CDJ	Gatewest - Invoice: VEH 7/2023	900.00		
				Current Period Change	900.00		900.00
	7/31/23			Ending Balance			6,300.00
5050 Accounting	7/1/23			Beginning Balance			130.00
	7/31/23			Ending Balance			130.00
5150 Legal Fees	7/1/23			Beginning Balance			2,381.50
	7/31/23			Ending Balance			2,381.50
5160 Office / Postage	7/1/23			Beginning Balance			235.40
	7/31/23			Ending Balance			235.40
5275 Membership/Subscription	7/1/23			Beginning Balance			108.28
	7/31/23			Ending Balance			108.28
5450 Insurance	7/1/23			Beginning Balance			12,204.00
	7/25/23	003457	CDJ	Berkley North Pacific - Invoice: 2	2,025.00		
				Current Period Change	2,025.00		2,025.00
	7/31/23			Ending Balance			14,229.00
5500 Power	7/1/23			Beginning Balance			1,219.43
	7/10/23	003447	CDJ	North Western Energy - Invoice:	20.99		
	7/10/23	003447	CDJ	North Western Energy - Invoice:	83.55		
	7/10/23	003447	CDJ	North Western Energy - Invoice:	19.00		
	7/10/23	003447	CDJ	North Western Energy - Invoice:	9.38		
	7/10/23	003447	CDJ	North Western Energy - Invoice:	44.39		
				Current Period Change	177.31		177.31
	7/31/23			Ending Balance			1,396.74
5525 Professional Fee	7/1/23			Beginning Balance			429.17
	7/31/23			Ending Balance			429.17
5550 Water-Domestic	7/1/23			Beginning Balance			5,126.44
	7/27/23	003458	CDJ	City of Missoula - Invoice: 11379	119.89		
	7/27/23	003458	CDJ	City of Missoula - Invoice: 07041	183.59		
	7/27/23	003458	CDJ	City of Missoula - Invoice: 07042	173.19		
	7/27/23	003458	CDJ	City of Missoula - Invoice: 07020	149.01		
	7/27/23	003458	CDJ	City of Missoula - Invoice: 07042	140.69		
	7/27/23	003458	CDJ	City of Missoula - Invoice: 07042	130.29		
				Current Period Change	896.66		896.66
	7/31/23			Ending Balance			6,023.10
5551 Water-Irrigation	7/1/23			Beginning Balance			
	7/27/23	003458	CDJ	City of Missoula - Invoice: 07020	849.86		
				Current Period Change	849.86		849.86
	7/31/23			Ending Balance			849.86

Village at Elk Hills Association  
General Ledger Expenses

For the Period From Jul 1, 2023 to Jul 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
5600 Sewer	7/1/23			Beginning Balance			3,898.29
	7/27/23	003458	CDJ	City of Missoula - Invoice: 07042	115.61		
	7/27/23	003458	CDJ	City of Missoula - Invoice: 07042	115.73		
	7/27/23	003458	CDJ	City of Missoula - Invoice: 07020	116.02		
	7/27/23	003458	CDJ	City of Missoula - Invoice: 07041	117.13		
	7/27/23	003458	CDJ	City of Missoula - Invoice: 07042	102.78		
	7/27/23	003458	CDJ	City of Missoula - Invoice: 11379	87.95		
				Current Period Change	655.22		655.22
	7/31/23			Ending Balance			4,553.51
5720 Electrical Repair	7/1/23			Beginning Balance			2,141.22
	7/31/23			Ending Balance			2,141.22
5725 Maintenance	7/1/23			Beginning Balance			3,199.70
	7/21/23	003452	CDJ	Gatewest - Invoice: 6/15/23 mai	380.00		
	7/21/23	003452	CDJ	Gatewest - Invoice: 6/30/23 mai	159.00		
				Current Period Change	539.00		539.00
	7/31/23			Ending Balance			3,738.70
5755 Roof Repair	7/1/23			Beginning Balance			39,836.08
	7/31/23			Ending Balance			39,836.08
5760 Building Repair	7/1/23			Beginning Balance			-192.40
	7/31/23			Ending Balance			-192.40
5763 Deck Repair 5100	7/1/23			Beginning Balance			12,511.12
	7/6/23	003445	CDJ	Boyce Lumber - Invoice: 2306-9	606.72		
				Current Period Change	606.72		606.72
	7/31/23			Ending Balance			13,117.84
5795 Snow Removal	7/1/23			Beginning Balance			11,738.80
	7/31/23			Ending Balance			11,738.80
5810 Supplies-Maintenance	7/1/23			Beginning Balance			168.30
	7/6/23	003446	CDJ	Lowes - Invoice: 74582	26.56		
	7/21/23	003451	CDJ	Ace Hardware - Invoice: 237467	11.99		
	7/21/23	003451	CDJ	Ace Hardware - Invoice: 237457	11.99		
	7/21/23	003451	CDJ	Ace Hardware - Invoice: 237455	27.99		
	7/21/23	003456	CDJ	Sherwin Williams Co - Invoice: 6	23.44		
				Current Period Change	101.97		101.97
	7/31/23			Ending Balance			270.27
5830 Yard Care/Improvement	7/1/23			Beginning Balance			6,221.96
	7/10/23	003449	CDJ	Jeanne Gandenberger - Invoice:	75.76		
	7/12/23	003450	CDJ	Nature's Best, Inc. - Invoice: 876	1,393.60		
	7/21/23	003453	CDJ	Brenda Binney - Invoice: Walma	15.26		
	7/21/23	003453	CDJ	Brenda Binney - Invoice: Walma	53.46		
	7/21/23	003454	CDJ	Rae Olsen - Invoice: Ace 6/30/2	13.03		
	7/21/23	003454	CDJ	Rae Olsen - Invoice: Caras 7/4/2	11.98		
	7/21/23	003454	CDJ	Rae Olsen - Invoice: Ace 14854	5.99		
	7/21/23	003454	CDJ	Rae Olsen - Invoice: Caras 7/1/2	35.94		
	7/21/23	003454	CDJ	Rae Olsen - Invoice: Walmart 7/	19.76		
	7/21/23	003455	CDJ	Michael Thomas Kohler Sr - Inv	697.30		
				Current Period Change	2,322.08		2,322.08
	7/31/23			Ending Balance			8,544.04



1175 Clark Fork Drive  
Missoula, MT 59808

Invoice 8762

Date	PO#
06/30/23	
Sales Rep.	Terms
Craig Best	Net 15

Bill To
Dave Miewald Gatewest Property Mgmt 2100 Stephens Ave #110 Missoula, MT 59801

Property Address
Gatewest - Village at Elk Hills HOA 1 5100 Village Way Missoula, MT 59803

Item	Qty / UOM	Rate	Ext Price	Amount
<b>#5220 - Maintenance Contract 2023 (Per Service) RENEWAL</b>				
Turf Maintenance, Weekly - 06/05/2023				\$335.00
Turf Maintenance, Weekly - 06/12/2023				\$335.00
Turf Maintenance, Weekly - 06/19/2023				\$335.00
Turf Maintenance, Weekly - 06/26/2023				\$335.00
<b>Fuel Surcharge</b>				<b>\$53.60</b>

Subtotal	\$1,393.60
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,393.60</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,393.60</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,393.60	\$0.00	\$0.00	\$0.00	\$0.00

p 406-544-4754 | f  
www.naturesbestinc.com

3936 712-23



villageatelkhills.com

## **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