



villageatelkhills.com

**Village at Elk Hills HOA1
Meeting Agenda
March 6, 2024 5:30pm-6:30pm**

Agenda

Note the new Zoom link for recurring meetings. The meetings will be from 5:30pm-6:30pm on the first Wednesday bimonthly. The new link is:

Topic: HOA1 Board Meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/5436532257?pwd=C6kqzjG60cV6MawjOa29dNzSjw5NN0.1>

Meeting ID: 543 653 2257

Passcode: q2A63K

To call in on any phone in Missoula call (253)2050468, enter meeting ID 5436532257# and passcode 346687#

Board attending:

Board not attending:

Public attending:

A. Call to Order –

B. Review of Jan 2024 Financials - Questions:

Motion to accept: Second: Vote: Yes: No:
Abstain:



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C. Review Parking Bylaws and reminder letter to owners/tenants regarding parking rules. Also vote on penalty schedule amount:

Motion to accept: Second: Vote: Yes: No:
Abstain:

Tree Removal Update & Gardening Schedule for Spring:

Motion to accept: Second: Vote: Yes: No:
Abstain:

D. Public Forum -

E. Adjournment

Village at Elk Hills Association
Income & Expense Statement
For the One Months Ending January 31, 2024

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	13,200.00	13,500.00	13,200.00	13,500.00
Total Revenues	13,200.00	13,500.00	13,200.00	13,500.00
Expenses				
Meeting Expense	16.59	14.58	16.59	14.58
Management Fee	900.00	900.00	900.00	900.00
Legal Fees	0.00	208.33	0.00	208.33
Office / Postage	0.00	33.33	0.00	33.33
Membership/Subsription	0.00	20.83	0.00	20.83
Insurance	2,025.00	2,333.33	2,025.00	2,333.33
Power	245.92	216.67	245.92	216.67
Professional Fee	0.00	33.33	0.00	33.33
Water-Domestic	891.90	1,083.33	891.90	1,083.33
Sewer	675.40	708.33	675.40	708.33
Plumbing Repair	0.00	125.00	0.00	125.00
Electrical Repair	0.00	166.67	0.00	166.67
Maintenance	122.00	500.00	122.00	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	83.33	0.00	83.33
Snow Removal	1,642.85	3,000.00	1,642.85	3,000.00
Supplies-Maintenance	0.00	41.67	0.00	41.67
Yard Care/Improvement	726.00	0.00	726.00	0.00
Total Expenses	7,245.66	14,635.40	7,245.66	14,635.40
Net Income	\$ 5,954.34	\$ (1,135.40)	\$ 5,954.34	\$ (1,135.40)

Village at Elk Hills Association
Balance Sheet
January 31, 2024

ASSETS

Current Assets			
Cash in Checking	\$	99,435.56	
Cash in Reserve		38,231.77	
Roof Fund		5,737.50	
Total Current Assets			143,404.83
Property and Equipment			
Total Property and Equipment			0.00
Other Assets			
Total Other Assets			0.00
Total Assets	\$		143,404.83

Village at Elk Hills Association
General Journal

Date	Account ID	Reference	Trans Description	Debit Amt	Credit Amt	Job ID
1/1/24	1120	Reserve Tran	Checking transfer to reserv		1,350.00	
	1122		checking transfer to Cash i	1,350.00		
		Total		1,350.00	1,350.00	

Village at Elk Hills Association
General Ledger Expenses

For the Period From Jan 1, 2024 to Jan 31, 2024

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	1/1/24			Beginning Balance			
	1/22/24	003502	CDJ	Terri Goldich - Invoice: Zoom IN	16.59		
				Current Period Change	16.59		16.59
	1/31/24			Ending Balance			16.59
5010 Management Fee	1/1/24			Beginning Balance			
	1/22/24	003501	CDJ	Gatewest - Invoice: VEH 1/2024	900.00		
				Current Period Change	900.00		900.00
	1/31/24			Ending Balance			900.00
5450 Insurance	1/1/24			Beginning Balance			
	1/24/24	003503	CDJ	Berkley North Pacific - Invoice: 1	2,025.00		
				Current Period Change	2,025.00		2,025.00
	1/31/24			Ending Balance			2,025.00
5500 Power	1/1/24			Beginning Balance			
	1/10/24	003498	CDJ	North Western Energy - Invoice:	120.19		
	1/10/24	003498	CDJ	North Western Energy - Invoice:	11.31		
	1/10/24	003498	CDJ	North Western Energy - Invoice:	24.87		
	1/10/24	003498	CDJ	North Western Energy - Invoice:	65.14		
	1/10/24	003498	CDJ	North Western Energy - Invoice:	24.41		
				Current Period Change	245.92		245.92
	1/31/24			Ending Balance			245.92
5550 Water-Domestic	1/1/24			Beginning Balance			
	1/31/24	003504	CDJ	City of Missoula - Invoice: 07042	129.02		
	1/31/24	003504	CDJ	City of Missoula - Invoice: 07041	191.05		
	1/31/24	003504	CDJ	City of Missoula - Invoice: 07042	180.58		
	1/31/24	003504	CDJ	City of Missoula - Invoice: 07020	135.30		
	1/31/24	003504	CDJ	City of Missoula - Invoice: 07042	149.95		
	1/31/24	003504	CDJ	City of Missoula - Invoice: 11379	106.00		
				Current Period Change	891.90		891.90
	1/31/24			Ending Balance			891.90
5600 Sewer	1/1/24			Beginning Balance			
	1/31/24	003504	CDJ	City of Missoula - Invoice: 11379	90.64		
	1/31/24	003504	CDJ	City of Missoula - Invoice: 07020	119.60		
	1/31/24	003504	CDJ	City of Missoula - Invoice: 07042	119.30		
	1/31/24	003504	CDJ	City of Missoula - Invoice: 07042	105.95		
	1/31/24	003504	CDJ	City of Missoula - Invoice: 07041	120.74		
	1/31/24	003504	CDJ	City of Missoula - Invoice: 07042	119.17		
				Current Period Change	675.40		675.40
	1/31/24			Ending Balance			675.40
5725 Maintenance	1/1/24			Beginning Balance			
	1/22/24	003501	CDJ	Gatewest - Invoice: 12/15/23 ma	21.00		
	1/22/24	003501	CDJ	Gatewest - Invoice: 12/31/23 ma	101.00		
				Current Period Change	122.00		122.00
	1/31/24			Ending Balance			122.00
5795 Snow Removal	1/1/24			Beginning Balance			
	1/10/24	003499	CDJ	Nature's Best, Inc. - Invoice: 108	1,642.85		
				Current Period Change	1,642.85		1,642.85
	1/31/24			Ending Balance			1,642.85
5830 Yard Care/Improvement	1/1/24			Beginning Balance			
	1/22/24	003500	CDJ	ABLE Tree Service Inc. - Invoice	726.00		
				Current Period Change	726.00		726.00
	1/31/24			Ending Balance			726.00



1175 Clark Fork Drive
Missoula, MT 59808

Invoice 10864

DATE	FROM
12/31/23	
SERVICE	TERMS
Tracey Best	Net 15

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

DATE	DESCRIPTION	AMOUNT	PAID	DATE
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#7003 - Village Elk Hills 1 - Per Service Snow 2023-2024 RENEWAL

Lot(s) Snow Plowing, Per Svc - 12/03/2023				\$242.05
Labor - 12/03/23	0.52 Hrs	\$0.00	\$0.00	
1 - 4" Plow (Equipment)	1.00 Each	\$242.05	\$242.05	
Lot(s) Snow Plowing, Per Svc - 12/10/2023				\$242.05
Labor - 12/10/23	2.40 Hrs	\$0.00	\$0.00	
1 - 4" Plow (Equipment)	1.00 Each	\$242.05	\$242.05	
Sidewalk Snow Clearing, Per Svc - 12/03/2023				\$231.75
Labor - 12/03/23	0.51 Hrs	\$0.00	\$0.00	
0 - 4" Sidewalk Clearing (Equipment)	1.00 Each	\$231.75	\$231.75	
Sidewalk Snow Clearing, Per Svc - 12/08/2023				\$231.75
0 - 4" Sidewalk Clearing (Equipment)	1.00 Each	\$231.75	\$231.75	
Sidewalk Snow Clearing, Per Svc - 12/04/2023				\$231.75
Labor - 12/04/23	0.99 Hrs	\$0.00	\$0.00	
0 - 4" Sidewalk Clearing (Equipment)	1.00 Each	\$231.75	\$231.75	
Sidewalk Snow Clearing, Per Svc - 12/10/2023				\$231.75
Labor - 12/10/23	9.35 Hrs	\$0.00	\$0.00	
0 - 4" Sidewalk Clearing (Equipment)	1.00 Each	\$231.75	\$231.75	
Sidewalk Snow Clearing, Per Svc - 12/27/2023				\$231.75
Labor - 12/27/23	1.47 Hrs	\$0.00	\$0.00	
0 - 4" Sidewalk Clearing (Equipment)	1.00 Each	\$231.75	\$231.75	

Subtotal	\$1,642.85
Sales Tax	\$0.00
Total	\$1,642.85
Credits/Payments	(\$0.00)
Balance Due	\$1,642.85

DATE	PAID BY	PAID TO	PAID BY	PAID TO
\$1,642.85	\$0.00	\$0.00	\$0.00	\$0.00

3499 1/10/24



Invoice

P.O. Box 1805
Missoula, MT 59806
www.abletreeservice.com
(406) 549-9310

Customer
Elk Hills HOA Jeanne 5107 Village View Way Missoula MT 59803

Work Site
5107 Village View Way Missoula MT 59803

Invoice Date	Invoice #
10/31/2023	20184740
Customer #:	355519
Due:	11/30/2023
Terms:	30 Days

Job:
Elk Hills HOA 20231003
Salesperson:
Forrest Smith

#	Item	Service Description	Completed	Qty	Price
2	Aspen	Merit-Fall <i>Seven aspen trees behind the houses.</i> Inject the soil with a systemic insecticide in the spring to control sucking and chewing insects for up to 12 months. Annual applications are recommended.	10/24/2023	66.00	\$726.00

Account Balance:

Subtotal:	\$726.00
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Total:	\$726.00
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TERMS: Payment upon receipt of this bill. FINANCE CHARGES of 1.5% (18% ANNUAL) will be computed at 30 day intervals from the billing date above. Please keep this statement for your records and indicate the INVOICE # on the MEMO line of your check.

PAID
3500 1-22-24