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**THE VILLAGE AT ELK HILLS HOMEOWNERS' ASSOCIATION
ANNUAL MEETING OF THE BOARD**

MAY 1st, 2024 AT 5:30 PM

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#

AGENDA FOR ANNUAL MEETING

- A. Call to Order and Determination of Quorum
- B. Introductions
- C. 2023 Annual Meeting Minutes -Review
- D. 2023 Income/Expense Statement and Balance Sheet
- E. 2024 Budget Review
- F. New Business
- G. Election of Board

VEH Electing 2 – 2 year term position

Current Board Members of VEH

Michael Rico, 2023-2025 (2-yr term)

Jeanne Gandenberger, 2023-2025 (2-yr term)

Bryce Baker, 2023-2025 (2-yr term)

Kim Cook, 2022-2024 (2-yr term)

Vacant Position. 2022-2024 (2-yr term)

2023 Annual Meeting Minutes – FOR REVIEW ONLY

Village at Elk Hills HOAI
Annual Meeting of the Board
May 31, 2023

Minutes

Missoula Alliance Church, 100 East Foss Court, Room 100,
Missoula, MT

- A. Call to Order and Determination of Quorum: **Due to the fact that there was not enough representation from unit owners to constitute a quorum, the meeting was adjourned. Election ballots will be sent out by mail.**
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Village at Elk Hills Association
Income & Expense Statement
For the Twelve Months Ending December 31, 2023

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Monthly Dues	13,500.00	11,250.00	159,980.00	135,000.00
LATE FEES	0.00	0.00	135.00	0.00
Total Revenues	<u>13,500.00</u>	<u>11,250.00</u>	<u>160,115.00</u>	<u>135,000.00</u>
Expenses				
Meeting Expense	16.59	12.94	179.37	155.50
Management Fee	900.00	900.00	10,800.00	10,800.00
Accounting	0.00	0.00	130.00	150.00
Legal Fees	0.00	208.37	2,381.50	2,500.00
Office / Postage	0.00	41.63	235.40	500.00
Membership/Subscription	0.00	16.63	108.28	200.00
Insurance	2,025.00	1,750.00	24,354.00	21,000.00
Power	258.41	166.63	2,392.62	2,000.00
Professional Fee	0.00	0.00	429.17	0.00
Water-Domestic	840.50	833.37	10,379.52	10,000.00
Water-Irrigation	0.00	0.00	3,983.06	5,000.00
Sewer	655.22	625.00	7,829.61	7,500.00
Plumbing Repair	0.00	83.37	0.00	1,000.00
Electrical Repair	616.85	83.37	2,950.07	1,000.00
Maintenance	530.21	500.00	5,298.91	6,000.00
Roof Repair	0.00	5,000.00	39,836.08	60,000.00
Building Repair	0.00	166.63	(192.40)	2,000.00
Deck Repair 5100	0.00	0.00	13,117.84	0.00
Painting	0.00	41.63	0.00	500.00
Snow Removal	0.00	3,000.00	12,202.30	12,000.00
General	0.00	0.00	83.28	0.00
Supplies-Maintenance	0.00	70.87	326.22	850.00
Yard Care/Improvement	1,766.00	1,666.63	16,150.08	20,000.00
Total Expenses	<u>7,608.78</u>	<u>15,167.07</u>	<u>152,974.91</u>	<u>163,155.50</u>
Net Income	<u>\$ 5,891.22</u>	<u>\$ (3,917.07)</u>	<u>\$ 7,140.09</u>	<u>\$ (28,155.50)</u>

Village at Elk Hills Association
Balance Sheet
December 31, 2023

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ASSETS

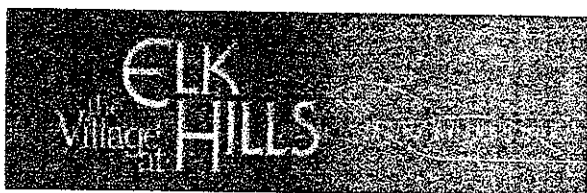
Current Assets		
Cash in Checking	\$	94,831.22
Cash in Reserve		36,881.77
Roof Fund		<u>5,737.50</u>
Total Current Assets		137,450.49
Property and Equipment		<u> </u>
Total Property and Equipment		0.00
Other Assets		<u> </u>
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>137,450.49</u></u>

Total Revenues	\$125,417.50	\$136,590.00	\$135,000.00	\$144,645.00	\$135,000.00	\$160,115.00	\$162,000.00
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Meeting Expense

Net	\$26,388.99				
	<u>\$48,521.28</u>	\$13,185.00	-\$19,994.95	-\$45,705.50	\$7,030.97
					(\$12,775.53)

FY2021 close balance plus 13% of 2022 income to reserve account assessed monthly in 2022



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HOMEOWNER PROXY

If you cannot attend the annual membership meeting of The Village at Elk Hills Homeowners' Association, Inc., please:

1. Complete items [1] through [3], below, and
2. Return this Proxy to:

The Village at Elk Hills Homeowners' Association, Inc
C/o Gatewest Management
P.O. Box 8599
Missoula, MT 59807-8599

To be valid, this Proxy must be received on or before 4:00pm on **May 1st, 2024**

If you own more than one unit, please fill out a separate Proxy for each one.

[1] - Appoint Proxy-holder - Choose Only One:

☐ The Board of Directors; or

☐ _____;

If no choice is specified, the undersigned appoints the Board of Directors as the Proxy-holder

shall be the Proxy-holder of the undersigned, to attend and vote at the annual membership meeting of the Association on **May 1st, 2024** or any adjournments of such meeting, and shall act for the undersigned in the same manner and with the same effect as if the undersigned were personally present. This proxy will be used to establish a quorum and voted as provided below.

IF YOU SIGN AND RETURN THE PROXY AND YOU DO NOT MARK A VOTE FOR AN ITEM, PROXYHOLDER MAY VOTE AS HE OR SHE DEEMS FIT FOR THAT ITEM.



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[2] - ELECTION TO FILL THREE POSITIONS ON THE BOARD: I wish to vote to fill the vacant positions on the Board of Directors as shown:

You have one vote for each candidate. Proxies attempting to cast more than one vote will be invalid. In addition to the candidate listed below, you may add additional candidates for the proxy-holder to nominate. Nominations may also be taken from the floor at the meeting. Unless you mark "Withhold," the proxy-holder shall also be allowed to nominate candidates.

☐ Cast my votes as I have indicated on page below.

☐ Cast my votes as proxy-holder deems appropriate.

☐ Withhold my vote.
(do not vote for candidate on this page)

CANDIDATES

VOTE FOR TWO

Kim Cook

Write In

Write In

This Proxy is executed in accordance with the provisions of Article 2 of the Bylaws of the Village at Elk Hills Homeowners' Association. This proxy may be revoked by the attendance of the undersigned at the meeting for which this proxy is valid, or by express revocation by execution and delivery of a subsequent proxy. Unless earlier revoked, this proxy shall automatically expire after the completion of the meeting(s) or adjourned meeting(s), referred to above, for which this proxy is valid.

[3] - Please Complete the Following Information:

DATE

UNIT NUMBER

SIGNATURE

TYPE OR PRINT NAME

ADDRESS