

villageatelkhills.com

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=C6kqzjG60cV6MawjOa29dNzSjw5

NN0.1

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.

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				, ισιααί	Daaget
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		13,500.00	11,250.00	160,115.00	135,000.00
Funance					
Expenses		40.50			
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	-	7,608.78	15,167.07	152,974.91	163,155.50
Net Income	\$	5,891.22	\$ (3,917.07)	\$ 7,140.09	\$ (28,155.50)

Village at Elk Hills Association Balance Sheet December 31, 2023

ASSETS

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

Village at Elk Hills HOA1 Budget Information 2020-2023

Assets Current Assets Cash in Checking Cash in Reserve Roof Fund FY:	Net	Expenses Meeting Expense Management Fee Accounting Bank Charges Legal Office / Postage Membership/Subscription Insurance Professional Fee Water-Irrigation Sewer Purnbing Repair Electrical Repair Electrical Repair Electrical Repair Electrical Repair Electrical Repair Sewer Purnbing Repair Electrical Repair Electrical Repair Maintenance Roof Repair Building Repair Supulses-Maintenance Yard Care/Improvement Reserve Fund (10%) Roof Fund (3%) Roof Fund (3%) Roof Fund (3%)	Total Revenues	Revenues Monthly Dues LATE FEES Missellaneous Income
FY2020 final FY2021 final FY2021 final FY2022 final FY2023 final FY2023 final FY2023 final FY2023 final FY2023 final FY2023 final \$147,860,40 \$147,860,40 \$147,860,40 \$120,241,13 \$105,241,13 \$105,241,13 \$105,241,13 \$105,241,13 \$1,687,50 \$23,881,77 \$36,881,77 \$36,881,77 \$26,824,27 included in ct \$1,687,50 \$5,737,50 FY2021 dose balance plus 13% of 2022 income to reserve account assessed monthly in 2023 final \$1,687,50 \$25,737,50	\$26,388.99	\$9,700.00 \$1,000.00 \$1,000.00 \$20.00 \$325.31 \$17,828.00 \$2,041.48 \$0.00 \$10,430.47 \$4,243.12 \$6,202.18 \$816.50 \$0.00 \$8,088.37 \$9,300.10 \$3,961.25 \$4,501.38 \$1,042.47 \$20,371.78	\$125,417.50	FY2020 final \$125,285.00 \$132.50
FY2021 final \$132,755.55 \$132,521.28 \$63,410.00 \$5824.27 13% of 2022 incon	\$48,521.28	\$124.40 \$9,720.00 \$125.00 \$125.00 \$592.87 \$18,434.00 \$1,876.05 \$235.00 \$1,400.69 \$86,112.44 \$1,400.69 \$3,894.89 \$1,340.75 \$3,894.89 \$1,340.75 \$2,3697.80 \$1,340.75 \$3,894.89 \$1,340.75 \$3,894.89	\$136,590.00	FY2021 final Approved 202; FY2022 final \$136,565.00 \$135,000.00 \$144,225.00 \$120.00 \$25.00 \$2
FY2022 \$145,940.55 \$5,635.00 \$140,305.55 included in ca	\$13,185.00	\$190.00 \$10.800.00 \$150.00 \$250.00	\$135,000.00	Approved 2022 \$135,000.00
EY2022 final \$130,310,40 \$105,241.13 \$23,381.77 \$1,687,50 ccount assessed	-\$19,994,95	\$155.50 \$10,350.00 \$130.00 \$4.00 \$317.44 \$79.33 \$20,729.00 \$1,963.10 \$1,963.10 \$2,147.55 \$64.15 \$564.00 \$25,081.42 \$564.00 \$1,472.80 \$1,	\$144,645.00	
FY2023 \$147,860,40 \$105,241.13 \$36,881,77 \$5,737.50 monthly in 2022	-\$45,705.50	\$155.50 \$10,800,00 \$150,00 \$150,00 \$2,500,00 \$2,000,00 \$2,000,00 \$2,000,00 \$2,000,00 \$2,000,00 \$2,000,00 \$2,000,00 \$2,000,00 \$1,000,00 \$2,000,00 \$1,000,00 \$2,000,00 \$1,000,00 \$2,000,00 \$1,000,00 \$2,000,00	\$135,000.00	Approved 2023 \$135,000.00
FY2023 Final \$137,450.49 \$94,831.22 \$36,881.77 \$5,737.50	\$7,030.97	\$179.37 \$10,800.00 \$130.00 \$2,381.50 \$2,381.50 \$235.40 \$1,392.62 \$4,29.17 \$10,379.52 \$3,983.06 \$7,829.61 \$0.00 \$0.00 \$0.00 \$1,298.01 \$3,983.08 \$13,117.84 \$0.00 \$13,117.84 \$13,117.84 \$326.22 \$326.22 \$16,150.08	\$160,115.00	<u>FY 2023 final</u> \$159,980.00 \$135.00
FY 2024 \$124,675,49 \$71,593.72 \$53,081.77 \$0.00	(\$12,775)	\$175.00 \$10,800,00 \$10,800,00 \$50,00 \$50,00 \$381.50 \$2,500.00 \$381.50 \$2,500.00 \$28,000.00 \$28,000.00 \$28,000.00 \$392.62 \$2,500.00 \$392.62 \$2,500.00 \$392.62 \$2,500.00 \$392.62 \$2,500.00 \$3,00 \$50.00	\$162,000.00	\$162,000.00 \$0.00 \$0.00

willageatelkhills.com

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.

•-	The state of the s	
]] The Board of Directors; or	
[1	

[1] - Appoint Provy-holder - Choose Only One.

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.



villageatelkhills.com

[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						