**Village at Elk Hills HOA1**

**Special Meeting Minutes**

**April 3, 2024 5:30pm-6:30pm**

**Minutes**

**Board attending:** M. Rico, B. Baker, J. Gandenberger

**Board not attending**: K. Cook

**Public attending:** Clara

1. Call to Order – 5:34 PM

B. Review of February 2024 Financials - Questions: **Reviewed current status of year to date February budget to actual. Bryce wanted to follow up on insurance costs being below estimates. He is going to check with Debbie at Gatewest to make sure numbers are accurate.**

Motion to accept: JG Second: BB Vote: Yes: 3 No: 0 Abstain:

1. Review Parking Bylaws and reminder letter to owners/tenants regarding parking rules. Also vote on penalty schedule amount: **Vehicle in question has been removed from property so no further follow up need at this time. The HOA will send out reminder letters once roofing project commences for building 5104. Mike will reach out to roofer for schedule.**

Motion to accept: JG Second: BB Vote: Yes: 3 No: 0 Abstain:

1. Tree Removal Update & Gardening Schedule for Spring: **1. Five remaining diseased/dying trees have successfully been removed. 2. Natures best completed Spring Clean-up on 4/2. 3. It was recommended that the natural buffer area on the North side of property be spot treated for invasive species. Mike is going to reach out to Missouly County Weed Service to commence seasonal spot treatment. 4. The Landscaping committee is having a meet up on 4/13 at 10:00 A.M. to do a walk around to determine landscaping needs and projects for this spring. It was recommended that all residents that want/need mulch this year reach out to the committee to get prior approval, so the committee and order and plan installation. 5. A follow up Landscaping committee meeting will be schedule after the 4/13 walk around.**   Motion to accept: BB Second: MR Vote: Yes: 3 No:0

Abstain:

1. Review Paving condition and vote on seeking quotes on paving repairs for property: **Discussed need for paving repairs, due to cracking/chipping in multiple areas on property. Committee recommended at least two estimates – from CWC Asphalt and Shadow Asphalt. Mike is going to reach out to Gatewest to get bid process started.**

Motion to accept: BB Second: JG Vote: Yes: 3 No: 0

Abstain:

1. Public Forum - Erin McGlinchey attended the call. No questions.
2. Adjournment - 6:00 PM