



villageatelkhills.com

**Village at Elk Hills HOA1
Bi-Monthly Meeting Agenda
September 4, 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: Mike Rico, J. Gandenberger, E. Porter, R. Olsen

Board not attending: J. Carlson

Public attending: Terri Goldich, Margie Gall

A. Call to Order – 5:30

B. Appointment of new members to fill three vacancies. One Vacancy to fill opening from resignation of Bryce Baker. This position's term expires at annual meeting May 2025. Other two positions are effective May 1, 2024, with a term to expire at the May annual meeting, 2026.

Motion to accept: JG Second: MR Vote: Yes:2 No: 0
Abstain:

- C. Review of July Financials – Questions: **R. Olsen asked about process for overages and reserves and when how those are determined. Mike explained that at year end review in Jan 2025, board will determine any moves to be made from cash account to reserve account based on final 2024 financials. R. Olsen asked about \$1,350 journal entry from cash to reserves and who does financials. Mike explained that Debbie from Gatewest Mgmt does all financials and the Treasurer approves and resolves any issues with Debbie. During Public forum T. Goldich (former President) explained that this entry is done monthly to demonstrate to potential lenders that HOA actively adds funds to reserves to keep HOA in good standing.**

Mike also reviewed with the board the upcoming major projects that will need to be done and budgeted over the next 2 to 3 years. These including completing the roofing project for 5106, 5108, and 5110. As well as crack sealing the asphalt next year and a full resurfacing in 2025 or 2026.

Motion to accept: JG Second: RO Vote: Yes:4 No: 0
Abstain:

- D. Landscaping update and proposed plan to replace rocks at entrance and in front of parking stalls for 5102: **JG reviewed new rocks being added to entrance, which look great. Jeanne recommended we purchase rocks to add to area in front of 5102. Jeanne also recommended we treat the Aspen trees and would call Able tree service to schedule disease prevention treatment. She also reviewed a planned walkthrough and workday for the landscaping committee for any final projects before winter. Mike reviewed the plans to trim and retreat the natural area along Clearview. Mike with call Michael Percora for that schedule then get with Dan at Gatewest to have his team trim the grasses back to improve effectiveness of the treatment. Rae mentioned the encroachment if the natural areas into the landscaped grass next**

to here building. Mike will review with Dan at Gatewest to get with vendor cut grass further back to original line. Finally, Mike reviewed that the landscaping committee will need to mark off protected plant species prior to grasses being cut back to they are not impacted. These species are yarrow, spreading fleabane and serviceberry. In addition Mike recommended we use funds that would have been used for Rocks at entrance to purchase wildflower seeds to increase flowers in the natural area. Names of flowers are detailed in the June 2020 Marler report.

Motion to accept: RO Second: JG Vote: Yes:4 No:0
Abstain:

- E. Public Forum - Mike reviewed a few ground rules with Board about communication and process for spending approvals up to \$500. Terri Goldich mentioned we will need to approve July minutes at next meeting. Terri also added some details on Reserves which are detailed in the financials section. E. Porter asked about getting with Bryce to better understand the Treasurer position. Mike mentioned that would be appropriate and he would make himself available as well if needed.**

F. Adjournment - 6:06