



villageatelkhills.com

**Village at Elk Hills HOA1
Bi-Monthly Meeting Agenda
January 8, 2025 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: Michael Rico, Jennifer Carlson, Ellen Porter, Jeanne Gandenberger, Rae Olsen

Public attending:

- A. Call to Order: The meeting was called to order at 5:34 pm.
- B. The November meeting minutes were approved without question.

Motion to accept: Ellen Porter Second: Jeanne Gandenberger

- C. Review and approval of 2025 Budget

The Draft Budget discussion focused on the unsettling shortfall made clear in the attached budget. It may require the Association to consider some potential changes in planned expenditures.

It may be necessary to postpone either the next building's roofing replacement, or the resurfacing of the asphalt. Mike Rico and Ellen Porter are going to forecast future expenditures to see if the HOA can complete these projects without compromising the reserve funds. They will report back to board at next meeting to discuss next steps. One obvious alternative is to raise the HOA fee again. There is no enthusiasm for this alternative, but the frustrating fact is that everything costs more every year. Discussion will continue at the next meeting.

Motion to accept Draft: Jeanne Gandenberger Second: Jennifer Carlson
Vote: Yes: 5 No: 0 Abstain: 0
Abstain:

- D. Public Forum – The Board has noticed that the number of renters has increased, which may cause our insurance rates to rise. After further research into the bylaws, this situation will be discussed again at the next meeting.

E. Adjournment - 6:26 pm