



**Village at Elk Hills HOA1
Bi-Monthly Meeting Agenda
July 2, 2025 6:00pm-7:00pm**

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:

Board not attending:

Public attending:

A. Call to Order – 6:03 pm

B. Approval of March special meeting minutes:

Motion to accept: Jeanne Gandenberger

Second: Rae Olsen Vote: Agreed

C. Review and approval of May Financials – Questions:

Motion to accept: Jeanne Gandenberger
Second: Rae Olsen Vote: Agreed

D. Discussion and vote on dues increase to \$325 per month starting in January 2026:

The Association standard is to maintain 2/3 of a year as reserve.

There are several major maintenance projects scheduled in the near future. The goal this summer is to finish the new roofs. Next year, the goal is to totally resurface all of the asphalt. The next maintenance issue, as funding is available without reducing the reserve, is to replace the siding on the buildings. It has exceeded it's life expectancy.

In the future, as funding is available without reducing the reserve, it may be possible to reduce the monthly dues.

Motion to accept: Ellen Porter
Second: Jeanne Gandenberger
Vote: Agreed

E. Review and discuss current pet policy/enforcement. Determine any updates, changes or actions necessary to reinforce current policies:

Recently, Homeowners received the following reminder stating the bylaws regarding pet residence in our Association.

As of this date, the Board affirms the bylaw 5.3.10 that..." no more than two (2) domestic dogs or cats of less than twenty-five (25) pounds..." will be allowed to be kept on the property.

The Board will enforce 5.3.10 and grandfather animals that have been exempted by prior Boards with the stipulation that going forward, the rule will be followed. Residents who are not in compliance are expected to come into compliance when possible. Waivers will be for service/support dogs only with appropriate documentation. All owners will be reminded of this bylaw and their responsibility to inform potential buyers, realtors, and renters. Owners of properties with larger dogs which have not been exempted by prior Boards will be notified that they are not in compliance with this bylaw.

The Board also affirms other aspects of 5.3.10, which are that no pets may interfere with any residents' peaceful and quiet enjoyment of the property; no pets are allowed to roam unrestricted and will be kept on leashes on the property; and all pet waste will be cleaned up immediately.

There are still folks with large dogs avoiding compliance. This avoidance includes those with small dogs who don't use the designated area set aside for dog waste. Waste bags and a garbage can is provided to make the whole process easier. The Board has been asked to review this situation and suggest a new policy to consider a possible pet application to be considered before a pet becomes a resident. This would include potential fines for dogs not following the regulations.

Suggestions were made to remind the non-resident owners to include the policy in their communication with new residents and asking Gatewest to email the policy twice annually and posting a notice on the message board near the post office boxes.

Mike Rico is following up and will back to the Board.

Motion to accept: Rae Olsen Second: Jeanne Gandenberger
Vote: Agreed by all

F. Homeowners Forum – Attendance by Claudia Christian and Pam Udall.

G. Adjournment – 6:31 pm.

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