



villageatelkhills.com

**Village at Elk Hills HOA1
Bi-Monthly Meeting
September 3, 2025 6:00pm-7:00pm**

Agenda

Note the new Zoom link for recurring meetings. The meetings will be from 6:00 pm 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:

Homeowners attending:

A. Call to Order – 6:02

B. Approval of July minutes:

Motion to accept: Jeanne Gandenberger

Second: Ellen Porter

Vote: All Approved

C. Review and approval of July Financials – Questions:

Motion to accept: Ellen Porter

Second: Jennifer Carlson Vote: All Approved

D. Discussion and vote on dues increase to \$325 per month starting in January 2026: Mike will reach out to Gatewest to begin communication process to homeowners on this change.

Motion to accept: Jennifer Carlson

Second: Jeanne Gandenberger

Vote: All Approved

E. Review and discuss current pet policy/communication. Determine any updates, changes or actions necessary to reinforce current policies: Letters will be emailed and US mailed to homeowners. Hardcopies will be sent to residents front door as well.

Motion to accept: Jeanne Gandenberger

Second: Ellen Porter

Vote: All Approved

F. Discuss and Approve purchasing small storage shed for garden supplies: Jeanne Gandenberger announced her resignation from the board as landscape coordinator effective immediately. Board will look for a replacement to fill position until elections next May. Once a new coordinator is named, we will discuss storage shed.

Motion to accept: Jeanne Gandenberger

Second: Jennifer Carlson

Vote: All Approved

G. Discussion on radon gas/mitigation: Board discussed whether there is a process in place to maintain radon mitigation units for each building. Each building has one unit located in one of the garages. Mike will reach out to Gatewest and get back to the board on what the process is, if any.

Motion to accept: Ellen Porter

Second: Jennifer Carlson

Vote: All Approved

H. Homeowners Forum – No homeowners attended meeting. Board discussed a few parking issues of recent. Board plans on discussing parking at a future meeting.

I. Adjournment – 6:24

Gatewest Management: 406.728.7333 PO Box 8599 Missoula, MT 59807
