



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

Agenda

Note the Zoom link for recurring meetings. The meetings will be from 6:00 pm on the first Wednesday bimonthly. The 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, Jennifer Carlson, Ellen Porter, Erin McGlinchey

Board not attending: Pam Udall

Homeowners attending: Claudia Christensen

- A. Call to Order – 6:01 PM

- B. Review and approval of November minutes –

Motion to accept: Mike Rico

Second: Ellen Porter Vote: All approved

C. Review and approval of November financials –

Motion to accept: Mike Rico

Second: Ellen Porter Vote: All approved

D. Review, update, and approval of 2026 budget – **Ellen reviewed the proposed 2026 budget and increases over 2025 that Dave Miewald (Gatewest) recommended. There is a new line item for asphalt maintenance for the driveway to address the potholes and failing driveway surface. The roof for 5108 will be replaced in 2026.**

Motion to accept: Mike Rico

Second: Jennifer Carlson Vote: All approved

E. Approve meeting dates for remainder of 2026: March 4th; May 6th (annual meeting); July 1st, September 2nd, and November 4th – **Ellen suggested the annual meeting in May be hosted as a social gathering in a home to encourage participation. Agenda and venue to be determined during the March meeting.**

Motion to accept: Mike Rico

Second: Ellen Porter Vote: All approved

F. Other business – **Landscaping: Ellen suggested we talk to Nature's Best about picking up the compost that the landscaping committee accumulates. It makes sense to have mulch pallets delivered from Lowes/Home Depot in the spring. Mike said we should ask them about spraying the fungus on the grass behind 5108, which they've been asked about repeatedly. The board discussed getting bids from other landscaping/snow removal businesses during 2026.**

HOAs: Ellen will investigate the option and interest of combining HOA 1 and 2 for ease/potential financial benefits. This would require approval of $\frac{3}{4}$ of the owners from each HOA.

G. Homeowners Forum – **Claudia Christensen was in attendance but didn't have any topics for discussion.**

H. Adjournment – 6:21 PM