



**THE VILLAGE AT ELK HILLS HOMEOWNERS' ASSOCIATION
ANNUAL MEETING OF THE BOARD**

MINUTES

SATURDAY, MAY 30th, 2026 AT 4:00 PM – 5108 #7

Board attending: Mike Rico, Jennifer Carlson, Ellen Porter, Pam Udall, Erin McGlinchey

Members attending: Josie Ridgeway, Addy Newman, Karen Frizzell, Nancy Larum, Susan Wolfesen, Claudia Christensen, Julie Mason, Barb Benninghoff, Ken Barrett, Diane Barrett, Sheryll Rainey, Julie Pastrone, Don Gandenberger, Jeanne Gandenberger, Linda Greiner

Gatewest attending: Anna Mantanona

A. Call to Order and Determination of Quorum – Mike Rico called the meeting to order at 4:30 p.m. Anna Mantanona determined that a quorum was reached.

B. Introductions – The board members introduced themselves.

C. 2025 Annual Meeting Minutes – In 2025 the annual meeting did not take place since there was not a quorum or meeting, so there were no minutes to review.

D. 2025 Income/Expense Statement and Balance Sheet – Members were invited to ask questions about the 2025 financial information. There were no questions.

E. 2026 Budget Review – Ellen reviewed the highlights of the 2026 budget.

a. Roofs – Building 5108 was completed in 2026. Building 5110 will be the final roofing project, which will be completed in 2027.

b. Asphalt – A large scale asphalt repair project will take place this year for approximately \$18,000. Minor fixes planned for last year were postponed for a more comprehensive remedy in 2026.

c. Siding – The next major expense on the horizon is siding for all the buildings. This will likely be a more expensive undertaking than roofs. Mike has been talking to vendors. At the July board meeting, ABC Seamless will join us to discuss different options for siding materials. After more information is gathered, we will need to decide the best way to execute and pay for the project. Options include: Update all buildings at the same time and get a loan to pay for it; special assessment; or stagger the siding replacement over a few years (similar to the roof replacement initiative). The homeowners will be involved in the decision.



F. New Business

- a. Pet Policy Update** – There is a 25-pound limit for pets at the property and residents are limited to 2. Homeowners are responsible for their tenants and guests following the rules. While in the past exceptions were made to allow larger dogs to live here, the consensus was that the Board should adhere to the bylaws going forward. Exceptions for service animals will be followed according to ADA/Montana law.
 - i.** This topic led to questions about renters. Anna is not typically informed when a new owner plans to have a tenant. She learns about new owners through title reports and often learns about renters through the community. Anna will remind owners to inform Gatewest of leases in her spring mailing. Approximately 24% of the condos are rentals – a ratio low enough to not impact our insurance premiums.
- b. Parking Update** – Residents should park inside their garage and behind their garage for an additional spot before using the common parking areas. Residents who do not have clearance behind their garage for a second vehicle should use the common parking areas. If a resident is parking behind their garage, they should be careful not to create a problematic situation for their neighbors to get in and out of their garages.
- c. Landscaping** – Pam Udall has been working with Nature's Best to identify and trim trees. If you have a tree that needs attention, please contact Pam at (512) 413-6807.
- d. Spring reminder mailing** – Anna will send her annual spring mailing to homeowners to remind them of rules regarding pets, parking, notifying Gatewest about leases, and other topics. She will also work on a checklist or fact sheet of rules for new owners and realtors.

G. Homeowners Forum

- a. Gutters and decks** – Ice accumulating on gutters can create icy walkways or decks. In the fall, Mike will ask the gutter vendor to clean out the gutters more thoroughly. Discussion about deck surfaces and best ways to combat ice build-up was tabled for another meeting.

H. Election of Board – VEH Electing 2 Positions up in 2026. Election for term of 2026-2028

- a. Jennifer Carlson, 2026-2028** – Motion to elect Jennifer Carlson: Ellen Porter; Second: Mike Rico; Vote: All approved.
 - b. Erin McGlinchey, 2026-2028** – Motion to elect Erin McGlinchey: Jennifer Carlson; Second: Ellen Porter; Vote: All approved.
- I.** The meeting was adjourned at 5:40 p.m. The next regular meeting will be held via Zoom on Wednesday, July 1, 2026 at 6:00 p.m.