



villageatelkhills.com

**Village at Elk Hills HOA1
Bi-Monthly Meeting
July 1, 2026 6:00pm-7:00pm**

MINUTES

The meetings will take place at 6:00 pm on the first Wednesday bimonthly. Join us using this Zoom meeting link:

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, Pam Udall, Erin McGlinchey

Homeowners attending: Terri Goldich, Kim Cook, Chris Cook, Claudia Christensen, Jeanne Gandenberger

A. Call to Order – Mike Rico called the meeting to order at 6:00 pm.

B. Approval of May 2026 annual meeting minutes

Motion to accept: Erin McGlinchey

Second: Jennifer Carlson

Vote: All approved



- C. Approval of May 2026 financials** – Mike reported that the repair to the roof above 5110 #1 and #5 will take place between July 14th and 17th. In other financial updates, Mike will reach out to Shadow Asphalt to obtain an updated estimate, including current pricing and projected timing, for the driveway repaving project.

Motion to accept: Ellen Porter

Second: Pam Udall

Vote: All approved

- D. Landscaping update** – Pam reported she has been in ongoing discussions with the landscaper to identify areas of the property requiring additional attention. She and Mike will be walking the property with the account rep to review these locations and identify tree work that needs to be completed. The landscaper continues to address fungus by treating the lawn, aerating, and seeding. In the fall, Pam will research landscape providers and solicit bids.

The irrigation system has challenges due to the age of the system. It is 30 years old and ideally needs to be replaced. Pam will get a price for an ideal fix so we have a benchmark for the optimal solution and assess accordingly.

- E. Parking policy discussion** – The Board discussed the inset parking spots located between the garages at the back of Buildings 5100 and 5110. The conversation focused on whether these spaces are attached to and intended for use by the units in those buildings, or whether they should be classified as common area accessible to all homeowners who do not have a second parking spot behind their garages.

Motion made by Mike Rico: To designate the inset parking spots located between the garages at the back of Buildings 5100 and 5110 as common area parking for homeowners who do not have a parking space behind their garage for a second car or a guest.

Second: Jennifer Carlson

Vote: Motion passed: 3-1-1

F. Parking notices – The Board voted to adopt a resolution to begin fining a homeowner if they do not start parking their third vehicle in front of one of their garages or offsite.

Motion to accept: Jennifer Carlson

Second: Erin McGlinchey

Vote: All approved

G. Open discussion – After the board's vote, attending homeowners who wanted to speak provided input expressing belief that the inset parking spots behind Building 5100 and 5110 should be considered part of those buildings rather than common area. Following homeowner input, the President concluded that the matter should be discussed further and placed on the agenda for a vote at the next annual meeting.

H. Adjournment – The meeting was adjourned at 7:30 pm.