

Glacier Hills Homeowners Association
7th Annual Meeting March 3, 2014
6:30 PM Lietz Hall, Martin City

Glacier Hills Homeowners Association President Greg Doggett called the meeting to order at 6:40 p.m. and determined that a quorum was present to continue. Members and proxies representing 26 of the 46 eligible lots were present.

HOA member Rich Baginski introduced Rick Moore, a Service Forester with the Montana Dept. of Natural Resources & Conservation, and Bill Swope from the Flathead Economic Development Council, who offered a special presentation on wildfire and forestry management for Glacier Hills. Rick used Google satellite photos, dating from 1991 to 2013, to provide an overview of the progression of forestry health of Glacier Hills and its susceptibility to wildfire. In addition, he used photos taken within Glacier Hills to highlight various tree pests and diseases currently present in Glacier Hills - none of which are currently considered significant. Lastly, he provided brochures and other information regarding how to create wildfire survivable space and zones around homes. Importantly, Rick indicated that based on extensive studies of wildfires that have occurred in areas across the Rocky Mountains, forests need to be retreated every 10 years via thinning and removal of ladder fuels to maintain effective wildfire survivable zones. Glacier Hills was last treated 10 years ago when the subdivision was originally developed; therefore, in general most properties in Glacier Hills are now due for effective re-treatment.

Bill discussed the fire history of the northwestern United States and spoke about technical assistance he can provide to secure federal funds to help Glacier Hills property and home owners protect their investments. In a nutshell, funding is available to landowners on a cost-share basis covering up to 50% of the cost of work to reduce the threat of wildland fires.

Next steps are as follows: 1) Once the snow clears, Rick Moore is available to all property owners in Glacier Hills to conduct a thorough technical analysis of their properties including a specific recommended plan of action for wildfire mitigation re-treatment. These will be offered on a confidential one-on-one basis. In the near future, a letter will go out to all property owners inviting them to sign up for an analysis of their property. 2) Rick will also assess overall emergency access/egress routes, right-of-way vegetation management, etc. for Glacier Hills in general to insure the overall community is adequately prepared for wildfire control in the event it occurs. 3) It was noted during the meeting that it is sometimes hard to envision what effective wildfire/survivable space creation looks like. How much is enough? In the near future, Rick will arrange a "field trip" to view nearby properties/homes that have instituted effective plans. An invitation will go out to all Glacier Hills property owners to attend this educational event. A narrated video of the slides from the presentation is currently being developed and will be provided to all HOA members on approximately April 15.

The Glacier Hills HOA meeting continued with a report on the Board of Directors' meeting held October 21, 2013. The proposed By-Laws and Covenant amendments were discussed, unanimously approved, and recommended for HOA approval. The officers also discussed the Glacier Hills entrance sign. In the spring the front entrance sign letters were vandalized

again, and the last of the plastic letters were used to repair the sign on July 26. If the letters are vandalized again, Vice President Bob Spoklie offered to replace them with a more durable metal solution, contingent on the sale of an additional lot. When the President and Secretary Victoria Zerbe recorded the 1st Covenant Amendment at Flathead County Courthouse, it was discovered that a ¼ ¼ section of the development near the water tower was missing from the Covenants legal descriptions. Tom Hoover, Bob's business partner and an attorney, drafted a fix for the flaw, Bob has signed the document, and the paperwork is on its way to the County for recording.

In the President's report, Greg stated that the 1st Amendment to the Covenants was filed with the Flathead County Recorder's Office on June 11, 2013. The amendment, which received notarized signatures approving the amendment from owners representing 75% of all lots, allowed for voted changes to Covenants, rather than the replaced notarized signatures requirement.

The By-Laws and Covenant amendments vote results were reviewed next. Ballots for voting on the proposed By-Laws and Covenants amendments were e-mailed to everyone on November 5 and the voting was completed on December 7. All 6 By-Laws amendments were approved. Nine of the 10 Covenants amendments were approved. The one amendment falling short of approval was Home Rentals. Although a majority of landowners voted to adopt it, votes fell short of the 67% required for adoption. The Covenant amendments are in the process of being recorded with the County, and the process will be completed as soon as the correction in the legal description is recorded. Although all 6 By-Laws amendments were approved, Tom Hoover advised the President that a meeting of 67% of HOA landowners, either in person or by proxy, was needed to officially re-approve the vote on the By-laws, and there would be no need to record the By-laws with Flathead County.

The President's Report also included information about motorized trespassing from Billy Reddig's property, where it abuts the Clay & Cara Brown lot of Glacier Hills, again last spring. A substantial barrier was put in place in September to deter future entrance. Reports that AT&T is scouting the areas just outside of Glacier Hills for another cell tower location were discussed. Landowners are encouraged to share any information they may learn about the possible construction.

After the Secretary's request to approve last year's minutes, Carol Baginski made a motion to approve the January 2, 2013 Glacier Hills HOA meeting minutes. Jim Zerbe seconded the motion, and all present approved.

As part of the Treasurer's report, which was e-mailed to all HOA members in February, Carole Baginski presented a 2013 budget and spending review. Bill payments for electric and telephone were on schedule. In 2013, \$2,325 was spent on snowplowing, below the Budget of \$4,000. Jim Zerbe, Road Committee member, obtained a quote for mowing and weed-eating near the front entrance gate and sign as \$60 per hour. It was determined that the service would be needed 4 times during the summer, with an approximate total cost of \$240, which will fit within the Landscaping Budget.

The final payment for the gate loan was made July 8, 2013, so the Special Assessment has expired. By repaying the loan early, \$490 in interest was saved. One owner has not made the final gate payment, and according to HOA covenants, lien preparations were going to be

initiated. In the process it was discovered that a tax lien sale had been made on the property, so the HOA's lien action was suspended. The Vice President will ask Tom Hoover to look into the process of filing to get the final gate payment.

The 2014 Budget is also on track, and the Glacier Hills HOA had a checking balance of \$17,080.87 as of January 1, 2014. Substantial funds (\$20,000+) will likely be needed when future road maintenance (sealing all roads) is required. Greg made a motion to approve the 2014 Budget as presented, Jerry Sidie seconded the motion, and all present agreed.

Jim Zerbe presented the Architectural and Environmental Review Committee or AERC Report. Two committee approvals were made in 2013. Florian Seeger's shed was erected in the fall and will be stained in the warmer spring weather. Gerald and Janet Jones started construction on their home this winter on Glacier Hills Drive East with plans to finish by summer. No other approvals are pending. Jim continued with the Road Committee Report. Road cracks were commercially sealed in the summers of 2011 & 2012, but the last application of sealant did not meet the Committee's standards. After a long, cold winter, additional crack sealing will be needed this summer, so Jim will seek new bids for the required work. Complete sealing of the roads will be needed in the future. During the 2013-2014 season, snow plowing guidelines followed that an accumulation of 2" or more would signal the need for plowing, when quick melting is not expected. This had been a change from 4" the previous year. It was suggested that the guidelines be changed to 3" of accumulation to save costs, since drivers could still maneuver in 2" of snow.

The Landscaping Committee will schedule its annual Spruce Up Day again this spring. Residents will be asked to help trim bushes and do general clean-up near the front entrance. The Flathead County Weed Control Department mailed letters to Glacier Hills landowners in November requiring the return of an Invasive Plant Management Plan. Lee recommended Triple A Weed in Columbia Falls for weed-fighting assistance. Other landowners use Valley Weed. The HOA possesses a 4-gallon backpack sprayer, which individual lot owners can borrow for short term use.

Vice President Bob Spoklie gave the Developer's Update. He will repair a street sweeper currently parked in Glacier Hills and provide it for the Road Committee's use. He also will equip a pickup truck with two spray tanks and a long, reeled spray hose for weed control use on the right-of-ways. Bob will continue to supply the chemicals needed for the spraying. Jerry Sidie's demand that the entrance streetlight be removed was vehemently discussed between him and its owner, Bob Spoklie. In an effort to help property sales, Bob has requested in the past that the main entrance gates be kept open during the day in the summer. As a show of appreciation and assistance to the developer, Victoria proposed that the main entrance gates be kept open from 9 a.m. to 8 p.m. on Saturday and Sunday in July as a trial period. If no problems arise from the open gates, the trial opening will be extended to August. Any problems noted during the trial period should be immediately reported to a Roads committee member. Rich seconded the proposal and general agreement was received.

No Old Business was conducted. Under New Business, J. Charles Gray's request to pave the remainder of Glacier Hills Drive West and plow it entirely during the winter months was discussed. Lee Gray, Gray's son, spoke in his father's behalf. Issues Lee mentioned included that the Highway 2 entrance was a much more presentable entrance to the Glacier Hills

subdivision, enhancing the desirability and marketability of lots, and the year-round accessibility to the lots that would benefit safety and aid in emergencies. The costs of the road paving and the update to the gate control needed to match the main entrance were raised, along with the right-of-way from the Mountain Meadow RV Park. Gray and Bob Spoklie will coordinate to get a cost estimate and will bring a formal proposal, including any cost sharing, back to the HOA for further consideration.

Since Board members, President Greg Doggett, Vice President Bob Spoklie, Secretary Victoria Zerbe, and appointed Treasurer Carole Baginski, as well as AERC Committee members, Jim Zerbe, Rich Baginski, and Helge Ringdal, all agreed to serve another year in their various posts, and there were no other nominations for Board or AERC positions, the members present at the meeting voted unanimously for them to continue.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Victoria Zerbe