

GLACIER HILLS HOMEOWNERS' ASSOCIATION

BI-ANNUAL MEETING

June 20, 2011

In Attendance:

Greg Doggett  
Eileen Schmidt  
Rich and Carol Baginski  
Jim and Vicki Zerbe  
Joe and Sandy Welch  
Dennis Hertrich  
Jerry Sidie  
Bets MacKenzie  
Caroline and Helge Ringdal  
Dave Fischlowitz  
Jori Jones  
CJ and Barbara Furnia  
Dolores Mangel

The meeting was called to order at 7:11 PM by GHHOA President, Greg Doggett.

- 1) Greg Doggett provided a GHHOA Board update.
  - a. The Board has met twice since the last full Association meeting, the last meeting being 5/28/2011.
  - b. The polling results of whether or not to keep the entrance gate open or closed during summer hours was reviewed; 12 solicitations were sent, with 9 received back. Eight of the 9 responses indicated that the gate should remain closed.
  - c. The kiosk planned for the front entrance will be completed this summer and should streamline the process of providing access to potential lot buyers. Rich Baginski will provide more information on this in the AERC report.
  - d. Greg discussed future weed control efforts; both the Association and Bob Spoklie will be undertaking more aggressive action to control noxious weeds.
    - Greg has met with the County Weed Control representative to identify all noxious weeds that must be eliminated and the most effective weed spray that should be used.
    - Greg sent out letters to all non-resident lot owners on May 27th, informing them of the County requirement to control noxious weeds, along with a list of contractors they can contact for this purpose.
- 2) Eileen provided the Treasurer's Report (see attached supporting documents).
  - a. The 2011 budget report was reviewed; currently the Association is over budget \$1,805.72. However, that amount includes a meter consolidation amount of \$2,172.33 for which the Association received a \$2,000.00 no interest loan.
    - Current banking account balance is \$5,862.72
    - \$3,575 of 2011 gate assessments have already been received to date
    - \$11,375.00 of the 2011 gate assessments is yet to be collected.
  - b. The 2011 spending report was reviewed.
    - Total spending year to date for 2011 is \$8,656.48

- Snow Plowing fees made up for 58.22% of total spending. Greg discussed the need to increase the yearly annual dues for current homeowners by \$100 to ensure there is enough to cover plowing services in a heavy snow year. (See the Snow Plow Update below).
  - The 2<sup>nd</sup> largest category in spending is for Gate Maintenance at 28.73%.
- c. The banking summary report was reviewed; total deposits year to date is \$14,519.20
  - d. The bank register report was reviewed; this is a detailed report showing all transactions year to date.
  - e. Association dues paid year to date and Association dues in arrears were reviewed.
  - f. The GHHOA bank account has been reconciled to the latest banking statement.
- 3) Eileen Schmidt provided the Secretary's report.
- a. The last Association meeting minutes were reviewed.
  - b. Rich Baginski moved to accept the minutes; Sandy Welch seconded the motion and the motion carried.
  - c. Eileen still owes the last Board of Director's meeting minutes to Association members.
- 4) Rich Baginski provided the AERC report
- a. The following projects were approved:
    - Dennis Hertrich/Mary Devane's garage construction
    - Jim and Vicki Zerbe's landscape project
  - b. A number of minor violations have been identified; the committee is following up with the various homeowners.
  - c. Rich is working to obtain historic plat files from Scott Santa
  - d. Kiosk Update
    - Met with Scott Santa; provided feedback on preliminary design.
    - Next step is to update design and determine placement
- 5) Jim Zerbe provided the Road Committee report
- a. Meter consolidation at front entrance is completed.
  - b. The Committee has received 3 bids on fixing the slumps and/or cracks on the main Association roadways; cost is estimated to be \$2000.00. While this is not budgeted within the 2011 budget, the Board recommended that this proceed without delay, as the slumps and cracks will only get worse with time. The GHHOA has sufficient reserve funds for this project, and Bob Spoklie has offered to cover \$1000 of this cost. CJ Furnia moved to use the prepaid gate fees received in advance and raise the funds later if need be. This motion passed unanimously.
  - c. The main GHHOA roadways should be oiled and possibly chip sealed over the coming years. Sealing is currently estimated at about \$20,000, chip sealing at \$65,000 - \$75,000.
    - The funding of this road maintenance was briefly discussed. Potential covenant amendments and turnover of road ownership from the developer to the HOA may impact this.

- 6) Snow Plow Updates were presented by Greg Doggett.
  - a. In an effort to save costs, snow plowing will be done when there are 4 or more inches of snow on the ground.
  - b. Driveway berms will not be cleared by the snow plow; these are the responsibility of the homeowner. It will be recommended to the person doing the snow plowing that they alternate which side of the road they begin on so that the homeowners on one side are not always having the berms to contest with.
  - c. As mentioned previously, it will be recommended that Association dues be increased by \$100 per year for current homeowners. This change will require a vote by the entire Association.
- 7) Rich Baginski provided a report on the By-Laws and Covenant Committee activities
  - a. The goal of this project is to provide increased clarity to the current documents in order to ensure GHHOA is a great place to live.
  - b. The committee benchmarked other gated communities on a number of issues that were provided to them by various members for resolution.
  - c. The committee has provided feedback to the Board of Directors in the form of recommendations (see attached document).
    - The Board will conduct a straw poll on the various items up for change and solicit feedback.
    - Based on that feedback, it will decide which items to put to an entire Association vote.
  - d. Having finished its work, this committee will now be disbanded.
- 8) New Business
  - a. One homeowner is currently renting their home out as a short term vacation rental. Much discussion occurred around this issue.
    - One person stated that under MT state law, home rentals are not considered a business; however, people were not sure if “home rentals” covered longer term leases only, or if that included short term vacation rentals.
    - Some felt it would increase traffic in the Association; others disagreed.
    - Some believed that this activity would lower property values; others disagreed.
    - Others voiced the opinion that since strangers would now be entering the gated community, it would seem that this activity negated one of the main reasons for putting in a gate (security).
    - There were some who believed this activity did not fit with an upscale community.
    - The question was asked as to whether the gated community at Iron Horse allowed rentals of any kind; Jerry stated that only home swaps were allowed, but rentals where money changed hands were not allowed. NOTE: Since the Association meeting, Rich Baginski followed up with Iron Horse Properties and found that while short term vacation rentals were not allowed, owners are allowed to rent/lease single family residences for 6 months or more, provided the rental/lease agreement is in writing.
    - The question was raised as to whether the Association insurance costs would increase as a result of this activity.
  - b. Greg and Eileen did solicit advice from Bob Spoklie’s attorney Tom Hoover. Tom did not have much time to look at the issue in depth, but did think that home rentals were not considered a business and the covenants would not prohibit this as they were currently written.

- c. It was decided by the group that more information needed to be obtained before a decision could be made. Eileen Schmidt volunteered to spearhead this project.

The meeting was adjourned at 10:03 PM.