

**Glacier Hills Homeowners' Association**  
**8<sup>th</sup> Annual Meeting March 2, 2015**  
**6:30 PM Lietz Hall, Martin City**

Glacier Hills Homeowners' Association President Greg Doggett called the meeting to order at 6:35 p.m. and determined that a quorum was present to continue. Members and proxies representing 24 of the 46 eligible lots were present.

HOA member Rich Baginski concluded that an Advisory Committee would be necessary to formulate one-year, three-year, and five-year objectives for Forestry Health and Wildfire Mitigation Investment Protection in Glacier Hills. The proposed committee, consisting of Rich, homeowners Jerry Jones and Mark Newbold, landowners Scott Ahrens and Dean Kandt, received no objections in its formation. They will meet with experts, such as a fire marshal, and set objectives. May is Wildlife Awareness Month and a chainsaw safety training class will be planned for mid-month.

The Glacier Hills HOA meeting continued with a Board of Directors update. A ¼ ¼ section of the development was missing from the Covenants legal descriptions. Tom Hoover fixed the flaw through a Clarification of Certificate of Annexation, and recorded it with the Flathead County Recorder's Office on February 12, 2014. The Board of Directors did not meet during the year.

In the President's report, Greg reminded members that nine Covenant amendments, previously approved by vote of Association members, were recorded with the Flathead County Recorder's Office on April 7, 2014. Six By-Laws amendments were passed and adopted by the membership of the Glacier Hills Homeowners Association at the special meeting of the Homeowners' Association held in Martin City, Montana on August 9, 2014. The vote to approve was 34 to 0. The availability of a new GHHOA website was announced on April 17, 2014. It can be found at this link:  
<http://glacierhillshoa.com/> .

After Secretary Victoria Zerbe's request to approve last year's HOA meeting minutes from March 3, 2014, and the Special HOA meeting minutes of August 9, 2014, Greg made a motion to approve both sets of minutes. Rich Baginski seconded the motion and all present approved.

As part of the Treasurer's Report, Carole Baginski presented the 2014 Annual Budget and the proposed 2015 Budget, both of which had been e-mailed to all HOA members with the annual meeting's agenda the previous month. Two areas were over budget in 2014 – snow plowing and entrance maintenance. Snow plowing costs this winter are currently below average, with no expenses since mid- January. Since entrance maintenance exceeded \$500 last year, more volunteers would provide the opportunity to cut costs on the entrance maintenance. Insurance jumped \$200 for 2015 to \$917.00.

The Treasurer also reported that the HOA is not increasing its reserve. Factors accounting for the stagnant finances include road repair costs climbing from \$412 in 2013 to \$1,220 in 2014, and one member not paying their 2013 Gate Assessment and 2014 and 2015 Annual Dues. The year-end balance for 2014 equaled \$16,002.05, as compared to \$17,080.87 in 2013. On a positive note, three additional lots sold in 2014 which will add \$600 of annual fees to the bottom line.

Jim Zerbe presented the Architectural and Environmental Review Committee or AERC Report. Approvals for 2014 included a new home construction for Gerald and Janet Jones, and also for Garrett and Cheryl Woolley; an eyebrow roof addition for C.J. and Barbara Furnia; a retaining wall, fire

pit, and walkway for Florian Seeger; Greg Doggett's six additional rooftop solar panels; and a new fence and deck extension for Ron and Eileen Tennison. The AERC will issue a formal Perimeter, Animal & Decorative Fencing Aesthetic Design Guideline soon. Membership had the opportunity to comment on the guideline during its formulation.

Landscaping and Weed Control reports continued next. Carol Baginski reported that Spruce-Up Day for the front entrance will again be scheduled for May. More volunteers need to step up to participate for front entrance landscaping maintenance and the cost saving it provides. Vice President Bob Spoklie will provide roadside mowing and seeding where necessary. According to Greg Doggett, coordination with the county weed control department will continue in 2015 as well as more notifications about weeds to lot owners. The HOA possesses a 4-gallon backpack sprayer, which individual lot owners can borrow for short-term use. Bob Spoklie has provided to the HOA for its use a six-wheel UTV equipped with a new Enduraplas 55-gallon spray marshal unit. The vehicle will provide a significant enhancement to HOA noxious/invasive weed control efforts throughout the development. The UTV also can be used for quick response, small areas sanding in the winter to save additional funds.

Jim Zerbe presented the Road Committee report. A reflective sign, indicating that four-wheel drive is strongly advised, has been purchased and will be installed as a removable feature each winter near the front rock entrance of the subdivision. Since crack sealing must be undertaken most years, Jim proposed the purchase of an asphalt sealing machine and crack filler for approximately \$1,200, with a payback of less than one year. Jim, Greg, and Jerry Jones have volunteered their time to prep and fill the road cracks. Since there were no objections, Jim will purchase the machine, supplies, and safety equipment, and Bob will supply the necessary sand.

Since snow plowing is also a major expense for the HOA, Jim proposed the purchase of a used truck and snow plow. He volunteered his time to plow the Glacier Hills main roads, with assistance from Greg and Jerry. After further discussion, it was agreed that Jim and Road Committee member C.J. Furnia will pursue the purchase of a snow plow vehicle with Board of Directors' final approval. Jim also investigated the cost of road signs, such as "No Through Street," "Dead End," or "Private Drive," which could be needed in case of emergency evacuation. The Firewise Advisory Committee will pursue that issue.

During the Developer's Update, it was noted that the remainder of Glacier Hills Drive West from the turnaround to Highway 2 was paved last summer, and evergreen trees were planted as a buffer between the campground and the road. In an effort to help property sales, and since no problems were noted last summer, the main entrance gates will again be kept open from 9 a.m. to 8 p.m. on Saturday and Sunday during July and August. Bob will have the brakes repaired on a street sweeper currently parked in Glacier Hills that has been provided for the Road Committee's use.

No Old Business was conducted.

Under New Business, elections were the next topic of discussion. 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 term 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.

As there were no other items to discuss, Jim made a motion to end the meeting, Bob seconded the motion, and all present agreed. The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Victoria Zerbe

DRAFT