

Glacier Hills Homeowners Association
9th Annual Meeting March 14, 2016
7:00 p.m. Lietz Hall, Martin City, MT

Glacier Hills Homeowners' Association President Greg Doggett called the meeting to order at 7:05 p.m. and determined that a quorum was present to continue. Members and proxies representing 27 of the 46 eligible lots were present.

The Glacier Hills HOA meeting began with a Board of Directors update. The Board of Directors held no meetings during 2015.

In the President's report, Greg stated that it was a quiet year for the most part. The President reminded members of the Highway 2 gate trespass involving a 2005 Silverado white pickup with a green shell on the bed, license plate, "FURRR." A county sheriff's deputy personally contacted the perpetrators, informing the suspects that charges will be pressed if any more instances of trespassing occur. A discussion on the continued safety of Glacier Hills residents followed, and in particular, the sharing of gate codes with individuals who do not live in the gated community. It was stressed that a code for contractor use can be easily obtained for builders, maintenance personnel, and other contracted individuals. **Lee Gray made a motion that the President, upon determining that improper code usage has likely occurred, will immediately replace the code with another, then notify the Glacier Hills HOA member of the situation and the new code value. Rich Baginski seconded the motion, and all present agreed.**

The GHHOA website can be found, and is being used, at: <http://glacierhillshoa.com/> .

Secretary Victoria Zerbe requested approval of last year's HOA meeting minutes from March 2, 2015. There were no amendments. Greg made a motion to approve the minutes. Carole Baginski seconded the motion and all present approved.

As part of the Treasurer's Report, Carole Baginski presented the category summary of 2015 expenditures, along with the 2015 Actual Budget and the proposed 2016 Budget, both documents having been e-mailed to all HOA members with the annual meeting's agenda prior to the meeting. The current balance as of March 1, 2016 totaled \$22,776.87. The beginning balance in January 2015 equaled \$16,002.05 and the beginning balance in January 2016 equaled \$18,125.20. The HOA's biggest expenditure is snowplowing, with costs in 2014 at \$4,731; in 2015 at \$1,630; and to date in 2016 at \$3,395. As of March 1, 2016, four members have not paid their annual dues for 2016. One member is seriously overdue, having failed to pay their annual dues since 2013, and their last gate assessment payment from 2013 is now 31 months overdue. **Barbara Furnia made a motion to accept the proposed 2016 Budget, and Jim Zerbe seconded the motion. All agreed.**

Jim Zerbe presented the Architectural and Environmental Review Committee or AERC Report. The AERC adopted a Fencing Guideline that can be found online on the GHHOA website. Approvals for 2015 included a new home construction, which is almost finished, for Jacque

Ferbrache; Greg Doggett's six additional rooftop solar panels and side deck roof extensions; and a pole entry gate for Gayle Kuehn/Lannitta Walden. One complaint was received about unauthorized signs and it has been resolved. The Covenants allow only an address sign and a single real estate sign on individual properties.

Landscaping and Weed Control reports continued next. Carol Baginski will again schedule a Spruce-Up Day for the front entrance in May. More volunteers need to step up to participate for front entrance landscaping maintenance and the cost saving it provides. Jerry Jones was thanked for his weed-whacking efforts last summer at the entrance, as well as the other members who always contribute their time and efforts. According to Greg, coordination with the county weed control department will continue in 2016 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. Last summer Bob Spoklie provided a six-wheel UTV equipped with a new Enduraplas 55-gallon spray marshal unit for the HOA to use. The vehicle provides a significant enhancement to HOA noxious/invasive weed control efforts throughout the development.

Jim Zerbe presented the Road Committee report. Jim purchased an asphalt sealing machine and crack filler for \$1,213 that was approved at last year's annual meeting. Jim and Greg volunteered their time to prep and fill the road cracks last summer and will continue this summer, filling any new cracks, a substantial savings over hiring a contractor. A reflective sign, indicating that four-wheel drive is strongly advised, was purchased and installed as a removable feature each winter near the front rock entrance of the subdivision. No Outlet signs, which could be needed in case of emergency evacuation, and additional Street Address signs were purchased and installed. Bob provided the posts and the labor to install the signs.

Rich Baginski presented the Advisory Committee's report on Forestry Health and Wildfire Mitigation Investment Protection. The Recommended Action Steps for Glacier Hills were e-mailed to all GHHOA members before the meeting. The committee consisted of Rich, homeowners Jerry Jones and Mark Newbold, landowners Scott Ahrens and Dean Kandt. Topics reviewed included the Fire Marshall adding the emergency access code to the CAD system in June 2015; Rich and Greg's obtaining "permission to use" agreements from owners with ponds within Glacier Hills; the Committee to work with the appropriate parties to officially approve two "Alert 1" medevac helicopter landing sites; and the dropping of further consideration of unpaved emergency escape routes in Glacier Hills as not practical nor feasible. According to Jerry Jones, the HOA's application to be officially recognized as a Firewise Community is 90% complete. A chainsaw safety class was held in 2015, and an incident response presentation by the Flathead Fire Marshall will be scheduled in 2016.

Much discussion followed on the emergency ingress or egress at the gates. Past experience has shown that outside individuals know how to access the manual releases on the gates, allowing them to enter at will. However, the use of security nuts on the manual release covers could hamper entrance or exit through the gates in emergency situations should there be a power outage in conjunction with the battery backup failing in conjunction with no immediate availability of someone with the proper tool to remove the security nuts. **Janet Jones made a**

motion to permanently restore the original knurled knob cover hold downs to both gates. Carole Baginski seconded the motion and the motion was passed. CJ Furnia made a motion to install “Under Video Surveillance” signs on or near the gates. Dave Fischlowitz seconded the motion and it too passed. The AERC will research the purchase and placement of the signs. Greg will document testing and maintenance procedures for the gates. Rich asked about a previous request for Bob to contact MDEQ about the possibility of adding two more fire hydrants in the development. Bob said it can't be done. Carole created an informal communication link between households for the flow of emergency information, and will coordinate an awareness and familiarity tour of Glacier Hills for local fire departments and EMTs this summer. Rich will work with the AERC to develop a Guideline on reflective, noncombustible address signs. The Advisory Committee will issue a letter to all property owners summarizing DNRC's remedial action assessment.

The Developer's Update followed next. Vice President Bob Spoklie is in the process of creating a new utility lot with a 50- to 100-year lease near the Glacier Hills pumphouse. Bob has purchased and cleared the lot directly across 5th Street South from the main entrance. Bob is having the street sweeper, which was parked in Glacier Hills, repaired and it will be utilized soon to clean the streets. Bob's crew will continue to trim back vegetation and remove dead or failing trees in all roadway right-of-ways. In a continued 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.

Discussion followed on Jim's last meeting's proposal to purchase a used truck and snow plow to handle the minor snowfalls in the development to potentially prevent ice build-up. He volunteered his time to plow the Glacier Hills main roads, with assistance from Greg and Jerry. Major snowplowing will still need to be contracted out. After further discussion, it was agreed that Jim and Jerry Jones will investigate costs of insurance, licenses, and vehicle and plow or possibly a sander. Findings will be submitted to the Board of Directors for consideration.

Under New Business, elections were the next topic of discussion. Jim Zerbe, Jerry Jones, and Jacque Ferbrache agreed to serve on the AERC Committee. Greg Doggett, Victoria Zerbe, and CJ Furnia agreed to serve on the Board of Directors. Greg will continue as President, Victoria as Secretary, and CJ will become the Vice-President. **As there were no other nominations for the Board or AERC positions, the members present at the meeting voted unanimously for the above Board and AERC. Janet Jones was appointed Treasurer.** Carole Baginski and Bob Spoklie were thanked for their service to GHHOA.

As there were no other items to discuss, Jim made a motion to end the meeting, Carole seconded the motion, and all present agreed. The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Victoria Zerbe

