

Glacier Hills Homeowners Association
10th Annual Meeting March 6, 2017
7:00 pm. Lietz Hall, Martin City, MT

Glacier Hills Homeowners' Association President Greg Doggett called the meeting to order at 7:03 pm. and determined that a quorum was present to continue. Members and proxies representing 28 of the 51 eligible lots were present.

The Glacier Hills HOA meeting began with a Board of Directors update. The Board of Directors held two brief meetings during 2016 to address the turn-off of electricity on the Highway 2/summer gate entrance. Compensation was provided to the Mountain Meadow RV Park owner to resolve the issue. Bob Spoklie contributed \$150 of the \$300 payment.

In the President's report, Greg stated that it was a quiet year for the most part. The President reminded members of the contents and easy navigability of the GHHOA website found at: <http://glacierhillshoa.com/>.

Secretary Victoria Zerbe requested approval of last year's HOA meeting minutes from March 14, 2016. There were no amendments. Greg made a motion to approve the minutes. Mark Newbold seconded the motion and all present approved.

As Treasurer Janet Jones had prior commitments, Greg presented the Treasurer's Report which included the category summary of 2016 expenditures, along with the 2016 Actual Budget and the proposed 2017 Budget. Both documents were e-mailed to all HOA members with the annual meeting's agenda prior to the meeting.

The HOA's biggest expenditure is snowplowing, with actual costs in 2016 at \$3,650. At the end of February, plowing and sanding amounted to \$5,610 and in March an additional \$510 has been accrued. A pie chart further illustrated snowplowing as the HOA's biggest expense, followed by insurance. Greg continued with a detailed explanation of the Budget. No objections to the Budget were raised. The checking account balance as of January 1, 2016 totaled \$18,125.20. The checking account balance as of January 1, 2017 equaled \$21,337.40.

Jim Zerbe presented the Architectural and Environmental Review Committee or AERC Report. The AERC adopted a House Number Guidance for Emergency Identification guideline. Physical examples can be seen erected at Jerry and Janet Jones, and Rich and Carole Baginski's residences, and Jerry distributed a guideline handout at the meeting. AERC Approvals for 2016 included a new home construction for Florian Skyland; C.J. and Barabra Furnia's shed; and Jacque Ferbrache's fence. No complaints were received during 2016.

Landscaping and Weed Control reports continued next. Carole Baginski will again schedule a Spruce-Up Day for the front entrance in May. According to Greg, coordination with the county weed control department will continue in 2017. The HOA possesses a 4-gallon backpack sprayer, which individual lot owners can borrow for short-term use. Bob Spoklie continues to provide a six-wheel UTV equipped with a spray unit for the HOA to use. The vehicle provides a significant enhancement to HOA noxious/invasive weed control efforts throughout the development. Greg also can provide a weed spray mixture on request.

Jim Zerbe presented the Road Committee report. With the asphalt sealing machine, Jim and Greg volunteered their time to prep and fill the road cracks last summer and will continue this summer, filling the many new cracks developed this winter. Jim is investigating new products for the larger cracks. Their work provides a substantial savings over hiring a contractor. New winter sand storage containers have been placed at the main entrance gate and at Greg Doggett's house. The sand became frozen over the winter, due to the late date at which the containers were acquired and the use of wet sand piles available in the fall. The Road Committee will purchase bags of cat litter or Floor Dry for next winter.

Rich Baginski presented the Advisory Committee's report on Forestry Health and Wildfire Mitigation Investment Protection. A one-page overview plus a spreadsheet of the recommended Action Steps for Glacier Hills and an Emergency Service Map were e-mailed to all GHHOA members before the meeting. Glacier Hills HOA was officially recognized as a Firewise Community in 2016, one of only 14 in the entire state of Montana. A renewal application for 2017 was submitted, and the HOA has again been awarded the designation for its' ongoing efforts to create a safer community. Topics reviewed included Flathead County Fire Marshall Lincoln Chute's incident response presentation and the updating of the Homeowners Emergency Contact List, which Carole has already updated for 2017.

Separately, Glacier Hills' innovative approach to becoming a safer community has been recognized throughout the Flathead resulting in Rich being invited to be a member of the county Firewise Flathead advisory council. Glacier Hills is one of only two HOAs represented on the council and that gives our community a larger voice on influencing funding and actions for wildfire protection in our area.

Three areas in Glacier Hills were identified as Alert medevac helicopter landing sites, and coordinates will be sent to the Office of Emergency Services. The Committee will work with the AERC concerning appropriate signs to mark the emergency landing zones. In addition, an education event will be held for the local fire departments/EMS services to familiarize them with this and other important aspects for protection of Glacier Hills.

Martin City Fire Department Chief Tom Torpen provided an incident report for the last 12 months in Glacier Hills which included the EMS Helicopter landing inside the front gate to aid a resident, and a chimney fire. The Fire Chief reminded meeting attendees that the Fire Department must be present for Alert helicopters to land, and emergency access for the front gate was reviewed. Tom pointed out the newest equipment on the Fire & Extrication truck, and reported that GPS devices will be installed in the fire trucks. Tom agreed to contact Greg or Jim or Jerry Jones after emergency incident responses to Glacier Hills, so that any needed followup measures can be taken to assure rapid responses. Tom was thanked for his ongoing efforts in regards to Glacier Hills.

“Permission to use” agreements from owners with ponds within Glacier Hills are being considered as back-up contingency emergency water sources for firefighting in the event of an extraordinarily aggressive wild fire. The fire departments' first preference is to use the usual sources of filling the fire trucks with water, since fire hydrants are more efficient than pumping from a pond. The county Office of Emergency Services recommends having permission to use agreements in place for back-up contingency sources. Rich will arrange a meeting with the OES and the Road Committee to evaluate emergency access at the gates, and Greg will document testing and maintenance procedures for the gates in a Priority and Action Plan. Rich also spoke about the status of the Flathead County Community Wildfire Protection Plan; the need to have the HOA and the community's voices heard; the pros and cons of wildfire planning, mitigation and funding; and an emerging insurance industry trend of declaring homes no longer insurable if their communities have not taken appropriate measures to

manage their exposure to wildfire.

Members agreed to a Firewise event dealing with fireplace safety, and a presentation by Rick Tremblath of Flathead Forestry & Fire Consulting on “Local Fire History and What It Can Teach Us”. A handout outlining Mitigation Contractor Estimates and the availability of cost sharing funding was distributed by Jerry, who is in charge of sign-ups.

The Developer’s Update followed next. Bob Spoklie '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 since its institution, the main entrance gates will again be kept open from 9 am. to 8 pm. on Saturday and Sunday during July and August. Bob reported that Mark & Judy Newbold purchased the lot next to their property, and that Lot 1 in Phase 4 also has been sold.

Under Old Business, gate surveillance signage has been placed on the manual release covers of both gates in an effort to halt any tampering by outsiders.

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

Jim Zerbe, Jerry Jones, and Jacque Ferbrache agreed to remain on the AERC Committee. As there were no other nominations for the AERC positions, Greg made a motion to reappoint the three members to the Committee, Eileen Schmidt seconded the motion, and all present agreed.

President Greg Doggett, Vice President C.J. Furnia, and Secretary Victoria Zerbe agreed to continue to serve in their offices. As there were no other nominations for the Board positions, Greg made a motion to nominate the present three officers for another term, Jim Zerbe seconded the motion, and the members present at the meeting voted unanimously in favor.

Janet Jones was reappointed Treasurer.

The President ended the meeting with a thank you to all of the Association's members who “have stepped up” during the year to volunteer, contributing their time and efforts to Glacier Hills.

As there were no other items to discuss, Mark made a motion to end the meeting, Greg seconded the motion, and all present agreed. The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Victoria Zerbe