

Glacier Hills Homeowners Association
11th Annual Meeting March 5, 2018
7:00 pm. Lietz Hall, Martin City, MT

Glacier Hills Homeowners' Association President Greg Doggett called the meeting to order at 7:05 pm. and determined that a quorum was present to continue. Members and proxies representing 25 of the 51 eligible lots were present.

The Glacier Hills HOA meeting began with a Board of Directors update. Several members met on September 12, 2017 to discuss emergency response in Glacier Hills. Members included Barbara & CJ Furnia, Jerry Jones, Greg Doggett, Rich Baginski, Jim Zerbe, and Vicky Zerbe. This was followed by a meeting with the Flathead Office of Emergency Services Director and the Flathead Emergency Communications Center Director. A number of action items were identified, and with continued input and coordination, especially from Rich Baginski, most of these have been put in place. A document titled "Emergency Response Actions" detailing all items has been posted on the GHHOA website and NextDoor, as well as distributed to all full and part-time residents. The GHHOA website can be found at: <http://glacierhillshoa.com/>.

In the President's report, Greg relayed details of his meeting with the Flathead Electric Cooperative about Glacier Hills power reliability, and their promised updates on old Martin City power lines and equipment which should improve the dependability of their service to Glacier Hills. He reported that there were no hesitations to open the gate when tested with siren or code. With more interest shown last summer than previously in available lots, sales have increased dramatically. The real estate pages of the GHHOA website have recently been extensively revised and improved, now including more detail, and had more views in 2017, 1137, than any other part of the site.

The President discussed NextDoor Glacier Hills, which is a social sharing site with access restricted to Glacier Hills residents only. It was established in September, and all residents were urged and formally invited to join this free service. Items and notices posted on NextDoor are automatically e-mailed to all members, as well as posted to the NextDoor website. Posts to date included details about NextDoor; the FEC meeting and an electric outages chart; Glacier Hills Neighbor list; and Emergency Response Actions for Glacier Hills. After May, all neighborhood-wide electronic communications for residents will be distributed exclusively via NextDoor. Non-residents will continue to be notified via email of matters affecting them.

Secretary Victoria Zerbe requested approval of last year's HOA meeting minutes from March 6, 2017. There were no amendments, so CJ Furnia made a motion to approve the minutes. Jacque Ferbrache seconded the motion, and all present approved. The Secretary thanked CJ and Jim Zerbe for their help in replacing the broken and missing letters on the entrance rock, and Bob Spoklie for paying for the letters and their installation.

Janet Jones presented the Treasurer's Report which included the category summary of 2017 expenditures, along with the 2017 Actual Budget and the proposed 2018 Budget. Both documents were e-mailed to all HOA members with the annual meeting's agenda prior to the meeting. The checking account balance as of March 1, 2018 totaled \$24,784.41. Total expenditures for 2017 totaled \$10,788, and total receipts equaled \$10,211.30. A reimbursement of \$756 from Bob Spoklie was received after the first of the year, bringing the actual balance to \$178.95 in the black.

According to a distributed pie chart, HOA's biggest expenditure remains snowplowing, with actual costs in 2017 at \$7,060, more than was budgeted. **Since there were no questions, CJ Furnia made a motion to accept the Budget. Jerry Jones seconded the motion, and all present approved.** It was noted that there are now 11 full-time and 6 part-time residents in Glacier Hills.

Jim Zerbe presented the Architectural and Environmental Review Committee or AERC Report. AERC approvals for 2017 included a garage and solar panels for Florian Skyland, and a shed for CJ and Barbara Furnia. No complaints were received in 2017.

Landscaping and Weed Control reports continued next. Bob was thanked again for the purchase and installation of the new entrance letters. It was hoped that 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 2018. 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 46 hours of 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. Bob reimbursed the Homeowners Association \$443.28 for the cost of materials, and also paid \$784.00 to repair the damaged road on Center Drive which occurred during the construction of the additional water line.

Winter sand storage containers are in place at the main entrance gate and at Greg Doggett's house. Five-gallon buckets inside the containers facilitate use.

Jerry Jones presented the Advisory Committee's report on Forestry Health and Wildfire Mitigation Investment Protection. He reported that there were 2,420 recorded wildfire events in Montana during 2017 with over a million acres burned. A group of committee and HOA members visited the Emergency Response Center in Kalispell and the update of the 911 emergency dispatcher database for Glacier Hills resulted. The GHHOA map with the emergency helicopter landing zones was reviewed. Jerry reported that the Flathead County "Code Red" emergency alert system has been initiated, and reminded members not to turn off 911 or "Amber Alerts" on their cell phones. Other topics included the mitigation contractor's treatment of 7 lots; 5 homeowners installing reflective house signs; implementation of a preventative maintenance procedure for the entry gates; Glacier Hills Firewise Community designation renewal, and Rich Baginski as our representative on the county Firewise Flathead team.

The Committee plans on hosting an event for the local fire departments/EMS services to familiarize them with Glacier Hills. A Firewise training on wood burning fireplaces and maintenance is scheduled for April 13 at Mark and Judy Newbold's home.

The Developer's Update followed next. Bob Spoklie's crew will construct a driveway west of the pumphouse to serve a to-be-created new lot, clean up the pond area on Lot 6 of Phase 4, and do further work on Lot 8 and Amended Lot 17 near the dam. 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 spoke on the paving conflict of

Glacier Hills Drive East and his resolve not to pave the roadway.

There was no Old Business.

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

Jim Zerbe, Jerry Jones, and Jacque Ferbrache agreed to remain on the AERC Committee. President Greg Doggett, Vice President C.J. Furnia, and Secretary Victoria Zerbe agreed to continue to serve on the Board of Directors. As there were no other nominations for the Board positions or any other nominations for the AERC positions, Greg made a motion to nominate the present three officers of the Board and the three members of the Committee for another term. All the members present at the meeting voted unanimously in favor. Janet Jones was reappointed Treasurer.

As there were no other items to discuss, Jim Zerbe made a motion to end the meeting, Jerry Jones seconded the motion, and all present agreed. The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Victoria Zerbe