

Glacier Hills Homeowners Association
12th Annual Meeting March 4, 2019
7:00 pm. Lietz Hall, Martin City, MT

Glacier Hills Homeowners' Association President Greg Doggett called the meeting to order at 7:01 pm. and determined that a quorum was present to continue. Members and proxies representing 32 of the 51 eligible lots were present.

The Glacier Hills HOA meeting began with a Board of Directors update. The Board met on February 22, 2018 in a joint meeting with the AERC for the purpose of clarifying the intent of certain Covenants pertaining to land use and building standards. All officers and AERC members agreed that no one can live on a property while the primary residence is being built. That also means that no one can live or stay in a tent, camper, guest house, or in a garage building before a primary residence is built. The proper definition and use of a guest house and/or caretaker's facility includes it being subordinate to a single family home and it being incidental to the residential use of the property. It cannot be used for commercial purposes, such as a rental. The full Minutes of the February 22 joint meeting can be found on the Glacier Hills HOA website at: <http://glacierhillshoa.com/>.

In the President's report, Greg reported that in late November, the main entrance call box developed problems and no longer allowed changes or updates to be made. After much troubleshooting, it was determined an expensive fix was necessary, but the call box was now obsolete and no longer supported by the manufacturer. With Board approval, a new callbox was purchased and installed in January. Exposed wires in a junction below the call box were also found, but because of the frozen ground, it will be repaired in the spring.

On the GHHOA website, which includes a real estate section, there were 2,494 views and 610 visits in 2017. In 2018, usage increased to 2,814 views and 724 visits.

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 2017, 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. As of June 1, 2018, all neighborhood-wide electronic communications were distributed exclusively via NextDoor.

For the Secretary's report, **the President requested approval of last year's HOA meeting minutes from March 5, 2018. Since there were no amendments, the minutes were approved unanimously.** It was also noted in the Secretary's Report that the Glacier Hills pumphouse was repainted this past summer by the water district.

Janet Jones presented the Treasurer's Report. As of March 1, 2018, the checking account balance was \$26,401.53, and there is one outstanding dues. Janet, who is stepping down, was thanked for her service as Treasurer. Cindy Doggett will step in as Treasurer.

Greg continued the report with detailing total expenditures in 2018 as \$12,539.18, and receipts equaled \$11,089.59. Two reimbursements from Bob Spoklie were received in 2019, \$572.09 for costs related to street maintenance/crack repairs, and \$319.13 for costs related to operation of the 6-wheeler and weed control.

Expenditures in 2018 were \$1,815.92 over budget. After reimbursements, this was reduced to \$924.70, which can be attributed to abnormally high snow removal costs and call box/gate controller repairs at the entrance gates. The President stressed that the HOA still has a healthy bank balance to cover such expenditures. A category summary of 2018 expenditures, the 2018 Actual Budget, the proposed 2019 Budget, and a pie chart were among the documents that were e-mailed to all HOA members with the annual meeting's agenda prior to the meeting. The pie chart clearly illustrates that HOA's biggest expenditure remains snowplowing.

The 2019 budget items were reviewed. It was noted that there were a total of 41 sold lots in the HOA, with 10 lots unsold with no assessments paid. Also there are now 11 full-time and 6 part-time residents in Glacier Hills. **Since there were no questions, Cindy Doggett made a motion to accept the Budget. Mark Newbold seconded the motion, and all present approved.**

Greg presented Jim Zerbe's Architectural and Environmental Review Committee or AERC Report. AERC approvals for 2018 included a room addition and wood storage shed for Greg and Cindy Doggett; new home construction on Center Drive for Jon and Sara Hunt; and a screened-in deck expansion for Carolyn Ringdal. A question received through the web site concerning whether a shop could be built with an upstairs living area and be occupied before a primary residence was built was answered with a no; it is not allowed as covered earlier in the meeting.

Complaints from two neighbors on the discharge of firearms on a resident's lot were received and resolved. Three new or revised guidelines on animal control and noise, kiosk utilization, and setbacks were reviewed. Animal control uniformly follows the Flathead County Dog Ordinance that forbids dogs running at large and undue barking. The cleaning up after dogs on the roadway is also included. The kiosk will be updated to direct potential real estate purchasers to the Glacier Hills website and no other signs or flyers are permitted. The complete guidelines were among the documents that were e-mailed to all HOA members.

The Committee Reports continued with the Landscaping and Weed Control reports. Mark Newbold will take over from Carole Baginski on front entrance landscaping maintenance and the scheduling of a Spruce-Up Day for the front entrance. 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, and residents can borrow various size sprayers for short-term use.

Greg presented Jim Zerbe's Road Committee report. With the asphalt sealing machine, Jim and Greg volunteered 32 hours of their time to prep and fill the road cracks last summer and will continue this summer, filling the many new cracks developed over the winter. Their work provides a substantial savings over hiring a contractor (1,000s of dollars annually). Bob reimbursed the Homeowners Association \$572.09 for the cost of materials. 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.

The Forestry Health and Wildfire Mitigation Advisory committee, formerly chaired by Rich Baginski, summarized the events of the year which included a familiarization tour of Glacier Hills by Martin City Volunteer Fire Department and the Three Rivers EMT; a fireplace and chimney maintenance training; and the Firewise Community re-certification. Mark Newbold will lead the committee in the coming year. Suggestions to homeowners included ordering reflective house number signs; creating a household evacuation plan; and undertaking a remedial selective thinning and ladder fuel management of individual properties. A Wildfire and Evacuation Readiness community event, given by the American Red Cross and the Flathead County Office of Emergency Services, will be presented on May 8 at 7 p.m. at Leitz Hall. Jim Zerbe is ready to post a 'No Yelp' sign at the seasonal gate when free of snow.

Bob Spoklie requested residents to restrict their use of the seasonal gate during the busy camping months in order to provide the RV Campground the quiet they requested when the right-of-way was obtained. Homeowners are to ensure that all trucks use the front gate only.

The Developer's Update followed next. Bob Spoklie's crew will construct a new approach above the pumphouse to serve two new lots. Clean-up is basically finished on the other vacant lots. Snowplowing to the cul-de-sac should be plowed next year, especially since a new residence may be built in that section. Bob will contribute to the plowing and also to any plant purchase or maintenance at the front gate if needed. Bob spoke on the paving conflict of Glacier Hills Drive East and his intention not to participate in further HOA expenses if the involved landowners are involved in HOA governance. Bob has requested that his cell phone number be made available instead of

realtor Scott Santa who is no longer able to be contacted.

A discussion followed on whether to keep the front gate open on Saturday and Sunday during July and August. Jerry Sidie expressed concern that the community could not be considered a secure and gated community with the gate opened. Greg reminded homeowners that he has opened the gate when requested for special events or numerous trucks entering for property repair or home construction. After an e-mail exchange prior to the meeting, it was determined that the majority of HOA members who commented on the issue felt that the gate should remain open on Saturday and Sunday during July and August. Following additional discussion and in a continued effort to help property sales, it was decided the main entrance gates will again be kept open from 9 am to 8 pm during that time frame.

There was no Old Business.

Under New Business, elections were the next topic of discussion. Jim Zerbe and Jacque Ferbrache agreed to remain on the AERC Committee. Joe Welch volunteered to join the Committee after Jerry Jones relinquished his position. As there were no other nominations for the AERC positions, Greg made a motion to accept the AERC members as proposed for 2019. All the members present at the meeting voted unanimously in favor.

President Greg Doggett, Vice President C.J. Furnia, and Secretary Victoria Zerbe had agreed to continue to serve on the Board of Directors. As there were no other nominations for the Board positions, the present three officers of the Board were nominated for another term. All the members present at the meeting voted unanimously in favor. Cindy Doggett was appointed Treasurer.

As there were no other items to discuss, the meeting was adjourned at 8:39 p.m.

Respectfully submitted,

Victoria Zerbe