

Glacier Hills Homeowners Association
13th Annual Meeting March 2, 2020
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 29 of the 51 eligible lots were present.

The Glacier Hills HOA meeting began with a Board of Directors update. The Board met on March 30, 2019 to express their concerns with and opposition to Montana Senate Bill 300, which was then before the Montana House Judiciary Committee. The bill, which has since passed the State Legislature, would cripple the ability of HOAs to amend and enforce amended covenants, and would force the GHHOA to track when every owner purchased and exactly what version of the covenants were in effect at that time.

In the President's Report, Greg noted that in May, the Linear WOR module at the main entrance call box developed problems, resulting in hundreds of false entry requests. After much troubleshooting, it was determined a new module was needed. With Board approval, a new module was purchased and installed in May.

On the GHHOA website, there were 2,494 views and 610 visits in 2017 and in 2018, usage increased to 2,814 views and 724 visits. Usage again increased in 2019 with 2,859 views and 716 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 Secretary requested approval of last year's HOA meeting minutes from March 4, 2019. Since there were no amendments, Eileen Schmidt made a motion to accept the minutes, Jacque Ferbrache seconded the motion, and the minutes were approved unanimously.**

Cindy Doggett presented the Treasurer's Report. The January 1, 2019 checking account balance totaled \$18,675.48. The ending 2019 balance equaled \$24,621.35, with total expenditures of \$10,461.44 and total receipts of \$16,407.31.

Reimbursements for 2019 from Bob Spoklie were \$362.63 for costs related to street maintenance/crack repairs, and \$112.03 for costs related to operation of the 6-wheeler

and weed control. It was also noted that the developer paid \$300 for the seasonal gate payment for 2018, 2019, and 2020.

A category summary of 2019 expenditures, the 2019 Actual Budget, the proposed 2020 Budget, and a pie chart were among the documents that were e-mailed to all Glacier Hills 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 Board President reviewed the homeowners association 2020 budget next. Once again, snow removal is the largest budget item at \$6,500. **Since there were no questions, Eileen Schmidt made a motion to accept the budget. Scott Ogradnik seconded the motion, and all present approved.** It was noted that there are a total of 52 Glacier Hills lots, 44 of which are sold.

Jim Zerbe presented the Architectural and Environmental Review Committee or AERC Report. AERC approvals for 2019 included a new home construction at 1125 Glacier Hills Drive for Kristin and Brian Staley, and a storage shed for CJ and Barbara Furnia. No complaints were received during the year.

Greg summarized the Committee Report for Landscaping and Weed Control that Mark Newbold had e-mailed to all Glacier Hills landowners, and reminded residents that a Spruce-Up Day for the front entrance will again be scheduled in May. 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 an effective broad-leaf herbicide spray that is bee and butterfly friendly on request, and residents can borrow various size sprayers for short-term use.

Discussion then turned to Spring road sweeping or vacuuming, roadside weed trimming in late June and September, and the current condition of the roads and the possible time frame of chip-sealing it in the future. Jim Zerbe also presented the 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. As noted earlier, Bob reimbursed the Homeowners Association \$362.63 for the cost of materials. The sealing machine itself might have to be replaced this summer because of leaking seams, but the machine's cost was more than covered in its first year of operation.

Jim is waiting for a quote on road vacuuming, and all present agreed to go ahead with the operation if not extremely expensive. Ovila Byrd will join the Road Committee, who will examine the roads in warmer temperatures to determine the time frame necessary for chip-sealing. If the need is imminent, the committee will meet with the

Board on a course of action. If no immediate action is needed, the road condition will be discussed again at the next annual meeting. Ovila also has agreed to tackle roadside weed trimming this summer with equipment provided by Bob. It was noted that the winter sand storage container at the main entrance gate was stolen during the summer.

It was reported that the Forestry Health and Wildfire Mitigation Advisory committee will hold a Firewise Community meeting in May. Other information on emergency preparedness was included in Mark Newbold's e-mail.

The Developer's Update followed next. Bob Spoklie's crew will construct a new approach above the pumphouse to serve the lot that he is dividing. Discussion turned to the unauthorized use of the burn pile by people who do not live in Glacier Hills, and its substantial growth in the past year since burning was not undertaken last year. Bob requested that a letter be sent to Tom Torpin reminding him of their agreement to burn the pile as soon as possible, and to cease all future use of the burn pile unless specifically directed by Bob. The burn pile will now be for the exclusive use of the Developer and Glacier Hills residents.

Bob also offered to sell to the HOA for \$25,000 the Martin City property immediately across from the front entrance. The developer had bought the small lot as a protection against unwanted buildings, motor vehicles, or trash that could have accumulated at the entrance of Glacier Hills. He is willing to work with the HOA with financing if necessary.

A discussion followed on whether to keep the front gate open on Saturday and Sunday during July and August. Some residents are concerned about the safety aspects of this exception. 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 for this coming year.

There was no Old Business.

Under New Business, the ownership and control of the front gate kiosk was discussed. Bob will discuss this matter with realtor Scott Santa, with the understanding that the kiosk is a GHHOA community resource. Scott built and paid for the kiosk for the community. Until such time as Scott ceases to be the realtor for Bob's Glacier Hills unsold lots, his real estate sign will remain as is in the lower right corner of the kiosk.

Elections were the next topic of discussion under New Business. Joe Welch, Jacque Ferbrache, and Jim Zerbe agreed to remain on the AERC Committee. As there were no other nominations for the AERC positions, Greg made a motion to accept the AERC members as proposed for 2020. All the members present at the meeting

voted unanimously in favor.

President Greg Doggett and Secretary Victoria Zerbe agreed to continue to serve on the Board of Directors. C.J. Furnia stepped down as Vice President. Eileen Schmidt offered to fill the post. If Eileen moves within the year, Scott Ogradnik agreed to serve for the remaining term. As there were no other nominations for the Board positions, the above officers of the Board were nominated for 2020. All the members present at the meeting voted unanimously in favor. Cindy Doggett was appointed Treasurer for another year.

As there were no other items to discuss, Jim made a motion to adjourn, Eileen seconded the motion, all present agreed, and the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Victoria Zerbe