

Glacier Hills Homeowners Association
14th Annual Meeting July 12, 2021
7:00 pm. Lietz Hall, Martin City, MT

Glacier Hills Homeowners Association President Greg Doggett called the meeting to order at 7:00 pm. and determined that a quorum was present to continue. Members and proxies representing 34 of the 51 eligible lots were present.

The Glacier Hills HOA meeting began with a Board of Directors update. The Board met on July 24, 2020 at the request of Scott Ogrodnik to revisit the summer weekend open gate policy. The Board decided to keep the current open policy in effect until Glacier Hills Developer Bob Spoklie's properties are sold, or Scott could convince Bob otherwise.

The Board met on April 9 and April 10, 2021 to address requests from Tyler and Samantha Jones that the seasonal gate be available for use year around, and that personal gate codes be activated at the seasonal gate. The GHHOA decided that first, gate codes would be activated at the seasonal gate, on a request basis, for all landowners. Owners will be urged to use these codes only for themselves and trusted guests. Second, Board President Greg Doggett would put together a seasonal gate entrance management statement with input from all Board members. This document will be disseminated to Glacier Hills residents via NextDoor. Third, the Board will put together facts and figures for review at the annual meeting to allow an informed discussion on what would be involved in keeping the seasonal gate available for use in the winter months. This item on the agenda will be discussed in New Business.

In the President's Report, Greg noted that 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. Busiest year yet was 2020, when usage increased with 4,548 views and 1,005 visits. The real estate section had the most views last year.

The President discussed NextDoor Glacier Hills, which is a social sharing site with access restricted to Glacier Hills residents. 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. Members were urged to remember when posting to select distribution only to Glacier Hills residents.

For the Secretary's report, **the Secretary requested approval of last year's HOA Meeting Minutes from March 2, 2020. Since there were no amendments, Lisa Bruso made a motion to accept the minutes, Kimberly Polen seconded the motion, and the minutes were approved unanimously.**

Cindy Doggett presented the Treasurer's Report. The January 1, 2020 checking account balance totaled \$24,621.35. The ending 2020 balance equaled \$28,153.45, with total expenditures of \$10,116.37 and total receipts of \$13,648.47. The HOA's checking account balance as of June 30, 2021, totaled \$29,819.16. All homeowners' dues have been paid.

Reimbursements for 2020 from Bob Spoklie were \$729.44 for costs related to street maintenance/crack repairs, and \$618.08 for costs related to operation of the 6-wheeler and weed control.

A category summary of 2020 expenditures, the 2020 Actual Budget, the proposed 2021 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, followed by insurance.

The Board President reviewed the Homeowners Association 2021 budget next. Once again, snow removal is the largest budget item at \$6,500. The Budget total was \$10,611. **Since there were no questions, Ovila Bryd made a motion to accept the budget. Warren Weber seconded the motion, and all present approved.** It was noted that there are a total of 52 Glacier Hills lots, 49 of which are sold, and 2 with a sale pending, and 1 not in the GHHOA. There are now 13 full-time residents, and 10 part-time residents. The number of residents is expected to increase next year.

Jim Zerbe presented the Architectural and Environmental Review Committee or AERC Report. AERC approvals for 2020 included new home construction plans for: M&J Properties, Mark and Judy Newbold; Warren and Cathy Weber; Ovila and Renee Byrd; and Tyler and Samantha Jones. Other approvals included Ovila and Renee Byrd's work shop; Brian and Kristin Staley's shed; Joe Welch's upper deck made into a second bedroom; and CJ Furnia's RV barn.

The AERC Chairperson reported that no complaints were received during the year. There were problems, however, with building contractors not following the guidelines. Potential home-builders were reminded of items on the Contractors Guidelines, which each new home-builder and their contractor receives prior to construction. The items included: portable toilets used during home construction must be placed away from the road and on the owner's lot; dogs that are brought on the job site must be kept on leashes at all times; and finally no loud music may be blasting that will disturb neighbors or wildlife.

The following new signs will be erected: (Private Property, Private Road – Travel at your own risk) one at each gate; and (Roadway May Be Slippery and Unsafe October thru April) at the cul-de-sac on Glacier Hills West. The kiosk, which is a GHHOA community resource, was built and paid for by Scott Santa. When Scott ceases to be the realtor for Bob Spoklie's Glacier Hills unsold lots, which are now pending, his real estate sign in the lower right corner of the kiosk will be replaced by a Glacier Hills Realty For Sale sign with the HOA's web-site listed. Bob said he would also like to add a small history of the development sign. This will be submitted to the AERC for approval. The Firewise sign next to the kiosk will be replaced with an updated version. The front gate sign (4-Wheel Drive Strongly Advised) near the big rock that was stolen last fall, weeks after it was installed, will be replaced.

Under Landscaping and Weed Control, Secretary Victoria Zerbe reported that next year the HOA may have to hire a professional company to maintain the front entrance landscaping and maintenance that includes the areas around the big rock and the gate. Volunteers Mark Newbold, who weed wacks; Jim Zerbe, who mows and weed wacks; Cindy Doggett and Vicky Zerbe, who have maintained the rock area on both sides of the road; have continued to volunteer their time, but assistance is needed. Someone who has the ability to bring water to the front entrance shrubs and flowers is needed now. A few old plants will be replaced with low-maintenance, drought resistant shrubs in the fall and help will be enlisted. A Spruce Up Day in May will be discussed at the next meeting.

Jim reported that Ovila had completed the first roadside weed trimming this summer with equipment provided by Bob. A second trimming is planned before the first week in September. If the mower is not available next year, hired roadside trimming will be needed and would cost \$75.00/hour for up to 4

hours or an estimated \$300.00.

Greg then reported that Bob also 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.

Next, Greg presented the Road Committee report. With the HOA asphalt sealing machine, Greg and Jim volunteered an extensive 28 hours or more 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 \$729.44 for the cost of materials. Jim reported that after bids were reviewed for snowplowing, Ernie of Libby Landscaping will continue to snowplow the development, and Ovila will provide sanding when needed.

Discussion then turned to the current condition of the roads and the possible time frame of chip-sealing them in the future. According to Ovila, who was a manager with the Flathead County Road Department and inspected the development's roads, there is not a dire need for chip-sealing at this time. However, if the process was undertaken in about five years, the life of the roads could probably be extended ten or more years. The cost estimate for the entire 3.05 miles of HOA roads to be chip-sealed, at approximately \$2.65 to \$2.75 per square yard, could total \$300,000. More discussion on the roads, including the thickness of the material applied, and on the entire issue will continue before any decisions are made.

In Mark Newbold's absence, Scott Ogradnik gave the Forestry Health and Wildfire Mitigation Advisory report. A virtual Firewise Community Educational Event was held in February with 12 residents or property owners in attendance. Wildfire prevention and mitigation strategies were discussed with the goal of making Glacier Hills more fire resilient. Another event will be planned in the Spring of 2022. Once again the development received certification as a Firewise Community, and as mentioned earlier, a new sign near the kiosk will replace the old one. Contact Mark for a Firewise Community information packet. Additional information can also be found on the GHHOA website at <https://glacierhillshoa.com/firewise/>.

The Developer's Update followed next. Bob reported that he will officially turn over easements to all roads in the development, including Glacier Hills Drive West, to the HOA. He reported that he has granted an easement for the Water District's pumphouse real estate to the Homeowners Association. Bob said he would obtain an easement for the rock entrance and kiosk from the new owner of Lot 2, Phase 3. Bob advised that the pending buyers of the burn pile lot, Lot 5, Phase 4, have no issues with its exclusive, but not excessive use by Glacier Hills residents. Issues of management, burning, and clearing will have to be resolved. The Road Committee will contact the new owners after the property has closed to assure their agreement, so refrain from use until further notice.

There was no Old Business.

Under New Business, Lisa Bruso of the Martin City Volunteer Fire Department Women's Auxiliary, expressed the need for new equipment for the Fire Department. The building structure of a new fire hall would not be covered in a town of 500 to 600 people, so the Auxiliary is seeking a grant writer. Please contact Lisa if you or someone you know can be of assistance.

Also under New Business, the request to add long distance service to the main entrance gate so residents can use non-local cell phones to admit guests or deliveries was discussed. The addition would add approximately \$7.00 in fees and taxes to the HOA's \$53.00 monthly phone bill plus 4 cents a minute when used. Jim made a motion to agree to the addition of the long-distance service, Joe Welch seconded, and the majority of members present approved.

Also, under new business, Scott Ogrodnik discussed the feasibility assessment that was performed on keeping the seasonal gate open year-round. That analysis included an assessment of liability risk to the community, plowing requirements, and equipment changes to manage the increased volume and safety requirements. The conclusion from the assessment was that it is feasible to keep the road open year round, however, the effort to do that is relatively high and the associated costs would necessitate an increase to HOA dues.

The costs identified during the feasibility assessment are summarized below:

- Capital Outlay: \$6,000-8,000
 - Equipment = \$4,833.12
 - Installation = \$1,200-\$3,000
- Annual Maintenance: \$4,200
 - Plowing = \$2,600 (based on historical # per year and sanding each time)
 - Telephone = \$600
 - Insurance co-pay for damage to gate = \$1000 (est. 1x incident per year)

Assuming a 5 year recovery for the capital costs, the equipment infrastructure would increase HOA dues by \$23.52/year. Then adding the annual operating costs increases dues an additional \$82.35/year. This brings the total increase per lot to \$105.85/year.

Perceived Pros and cons were discussed. Pros include; Safety (YELP access and faster arrival time for emergency vehicles); secondary exit in emergency situation; battery backup during power outage; convenience; and positive impact to property values. Cons are: known costs; the risk of cost variation based on weather and increased repairs; and unforeseen difficulties managing the steep grade in winter.

The property owners in attendance debated the need for year-round access, discussed options, and alternative scenarios. At the conclusion of the discussion a show of hands on support was requested and there was an overwhelming majority against pursuing this proposal. Based on that, a formal vote was not conducted, which means there will be no change to the current seasonal gate management policy. The board encouraged interested property owners to have further conversations on this proposal and recommend alternative strategies to the Roads Committee.

Elections were the next topic of discussion under New Business. Joe Welch, Brian Staley, and Jim Zerbe agreed to remain on the AERC Committee. Jori Jones offered her participation if one of the members were unable to continue. As there were no other nominations for the AERC positions, the existing members of the Committee were nominated for 2021. All the members present at the meeting voted unanimously in favor.

Nominations for Board Members was the next item on the agenda. Victoria Zerbe was stepping down as Secretary after 8 ½ years of service. Sol Polen offered to fill the post. President Greg Doggett and Scott Ogrodnik agreed to continue to serve on the Board of Directors. As there were

no other nominations for the Board positions, the above officers of the Board were nominated for 2021. 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, Joe made a motion to adjourn, Lisa seconded the motion, all present agreed, and the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Former Secretary
Victoria Zerbe