

Glacier Hills Homeowners Association

15th Annual Meeting, July 11, 2022

7:00 pm. Lietz Hall, Martin City, MT

HOA President Greg Doggett called the meeting to order at 7:05 pm. He determined that a quorum was present to continue. Members and proxies representing 32 of the 51 eligible lots were present.

Greg introduced Chief Tom Torpen and Firefighter Hardy of the Martin City Fire Dept for an update about fire protection for Glacier Hills. Chief Torpen stated they had driven around the complex within the last week and assessed the development for fire protection. Overall, the development is in good condition. Chief Torpen stated that the Martin City Fire Dept is part of an excellent Mutual Aide system and that response to fires in the Development would come from additional agencies also if needed. Fireman Hardy gave suggestions on how things could be improved by individual homeowners such as firewood and patio furniture off decks and trees thinned and cut down away from houses. Anything a homeowner can do, even the little things, improve chances of a home surviving in a fire. He stated that when there is a fire, they are not necessarily there for structure protection, but for overall development protection. Glacier Hills overall is in excellent Fire-Wise condition. He stated that most moisture dries up during August, September, and October and that is the most dangerous fire time. The more we prepare now, the better.

Scott Ogrodnick asked about a burn pile on personal property since the community pile was no longer available. Chief Torpen responded that burn piles are allowed during certain times of the year. Fall season is the suggested time for burn piles as opposed to spring. There is no burning Dec, Jan or Feb due to air quality issues and no burning in July, Aug or Sept. Preferably, late Oct and Nov were the best periods for burning. He also stated that the landfill would take brush for a \$30 per ton fee for those not wanting to burn. Tracy Ogrodnick asked about removing half dead trees from their property. Fireman Hardy stated that removing them and any other dead materials would be wise.

The fire Dept is currently working on two grants to improve the Dept. They currently have five trucks and just received some new "Turn Out" equipment. Chief Torpen indicated they had also recently received some upgraded breathing apparatus from the Columbia Falls Fire Dept. Mike Fingado stated he would be interested in assisting with the writing of grants.

The HOA then thanked Chief Torpen and Firefighter Hardy and all the Martin City Fire Department for their service and the informative information. Cindy Doggett added that Mark Newbold had great information available from Fire-Wise meetings if owners desired more info.

Next was the Presidents Report:

Your Board of Directors has had a very busy year and a half. Details of the meetings held are provided in agenda item 7, and full meeting notes are posted to the HOA website. Very briefly, issues addressed included:

- 0.473 acre utility lot transfer from developer Bob Spoklie
- Transfer of developer rights to allow lot split in contravention of Covenants
- Hwy 2 gate winter operation
- Acquiring easements for the main entrance kiosk, turnaround, and landscaped area
- Possible covenant change to limit or eliminate property splits by future owners
- Roadway surface improvements

Legal advice was solicited for the following issues:

- Developer Bob Spoklie's transfer of development rights to a new owner
- The legal standing of developer Bob Spoklie in Glacier Hills, and HOA ownership & control of the common roadways, easements, and gates
- The legal necessity to operate the Hwy 2 gate year around, and the liabilities of doing so to the HOA and the easement landowner

Other activities of note occurring since we last met include:

- Seasonal Entrance Management policy was posted to NextDoor on 7-15-2021
- Road Use and Maintenance Policy was established 8-6-2021
- An air quality monitoring station in Glacier Hills became available to all via the Internet on 8-20-2021
- A framework for UPS deliveries into Glacier Hills was completed on 12-7-2021

I would like to note that all lot owners have confirmed their agreement to either contract for or take definitive action themselves to effectively control noxious and invasive weeds on their lots.

Several committees remain active for our benefit, their reports will follow.

Greg stated that the GHHOA website had 2,692 views and 738 visits this year. This was down from the previous year.

Greg stated that the Nextdoor site automatically e-mails all residents, and as of June 1, 2018, all neighborhood-wide electronic communications have been distributed exclusively via Nextdoor. If you have not joined, this is a free service and a great way to keep in contact with your neighbors. Members were urged when posting to remember to select distribution only to Glacier Hills residents.

Greg stated there would be several committees speaking tonight and moved forward with the meeting. He asked for the secretary's report.

Board of Directors Secretary Sol Polen was next up:

He began by asking for a motion to accept the 2021 minute meetings. Greg stated that before that could happen he needed to ask if there was any old business or amendments that needed to be discussed. There was not, and Greg seconded the motion to accept the minutes. All were in favor.

Treasurer, Cindy Doggett was next to present:

The January 1, 2021 balance was \$28,153.45. The December 31, 2021 balance was \$33,518.11. The June 30, 2022 balance was \$28,951.74.

All HOA dues had been paid.

\$1776 was paid for legal counsel. \$1366 for HOA insurance. Total expenditures were \$9,446.42. Total receipts were \$14,810.82.

Bob Spoklie made one reimbursement payment for costs related to operation of the 6 wheeler and weed control.

The \$1,350 received for the weed control of 12 lots provided by Greg Doggett was donated to the GHHOA.

There was one donation of \$500 to the GHHOA made by Mark and Judy Newbold.

President Doggett then talked about the upcoming budget:

Snow removal remains the biggest cost and would be going up this year with more HOA roads being plowed.

Insurance costs remain stable with a small price increase.

Costs for weed spraying would be going up since Bob Spoklie would no longer be helping with this cost.

Costs for the Roadway materials will also be going up as Bob Spoklie no longer contributes to this cost.

All lots have now been sold in the development and are paying assessment fees.

We have 13 full time residents (1 non HOA), and 9 part time residents.

Legal fees were high this year mainly attributed to the Highway 2 gate, but this cost should hopefully not be necessary going forward.

The budget had a deficit this year, mainly due to the legal fees paid out.

Lisa Brusco then asked if we keep a certain amount in reserve. Greg stated there was not specifically and that Glacier Hills only maintained the checking account balance.

Mike Fingado asked if there could be an introduction by the members present since there were some there he did not know. Each member introduced themselves.

Next up, the Board of Directors was to discuss the Highway 2 gate and road opening. Greg asked Sol Polen to head the discussion and explain how the Board came to the decision to open the gate full time.

Directors Sol Polen and Scott Ogrodnik made a lengthy and detailed presentation on the evolution of the Highway 2 gate and lower secondary access road, now open on a 365 day a year basis. During and after the presentation questions and comments were presented by Association members. There were no negative comments or concerns voiced by members in regards to the actual policy of keeping the gate and road open and in fact all comments were positive. One member, Mark Newbold made several comments in representation of a three member Ad-Hoc Committee (which included Jerry Jones [not present] and Jerry Sidie). The Committee was formed to determine if the Board utilized proper protocols to make the final determination, whether there was proper legal standing to maintain the roadway open and questioned the Board's lack of communication to the Association regarding the matter. In response the Board agreed to enhance communication whenever possible but Sol also explained that communication with the association during the due diligence process in this matter was not required and was purposely limited to allow the Directors to more effectively fulfill their responsibilities to the association. Also explained was that protocol in regards to how the Board should operate had in fact been followed as dictated by established HOA governance policies as well as past Glacier Hills HOA practice. Also that there was in fact a legal requirement, which had been verified by the HOA attorney, requiring full time maintenance of the Highway 2 gate and roadway.

The final portion of the presentation included information that the owner of Mountain Meadows Campground, Flip Paulson, was unhappy after becoming aware of the intended winter use of the Highway 2 gate and roadway. Paulson contacted Greg via telephone and threatened to block off the roadway. Currently Glacier Hills HOA pays Paulson \$100 per year to supply electricity to the gate. The Board explained that the roadway easement belonged to Glacier Hills and that blocking of the easement would not take place without legal ramifications. Also the Board of Directors would meet with Paulson to resolve the electrical situation. The preferred solution would be for Glacier Hills to obtain its own electrical service for the gate and sever reliance on the campground but that whatever solution is decided upon would be in the best interest of Glacier Hills.

Some of the individual comments and questions during the presentation were as follows:

Mike Sullivan was supportive of the full time secondary access and commented that insurance rates could be negatively impacted if Glacier Hills was limited to one access. He also expressed

that the Board should be allowed to operate in similar incidents without having to go to the members for a vote/input.

Lisa Bruso asked if future communications would be done via the Nextdoor site or HOA email. It was agreed that both methods would be used. In fact, everything posted to NextDoor is emailed to all NextDoor subscribers.

Renee Byrd asked what the opposition was to the gate being open full time. She also commented that as an experienced Registered Nurse, who at times needed to respond quickly to situations, she was glad to see that Glacier Hills now had a full time secondary access to allow for use during emergencies.

Ovila Byrd commented that he was aware of additional incidents where the main entrance to Glacier Hills had been blocked for an extensive period of time.

Tyler Jones apologized on behalf of himself and his wife Samantha for having to bring the road issue up in the first place and for the Board having to face scrutiny on their behalf. Several members commented that there was no need for an apology.

Cindy Doggett presented approximately five minutes worth of continuous comments. Her comments are summarized and abbreviated as follows..... She felt the vote back in July 2021 was appropriate and the monetary figure presented at the time was needed to keep Glacier Hills safe. She voiced her displeasure with how, in her opinion, two members of the Board had unfairly made a decision which overruled the previous will of the Association and her husband. She questioned the validity of fire safety concerns regarding the secondary access. She expressed that there were actually 20 people including herself, not just 3, who were displeased with how the gate decision was made and lack of communication. She stated that in the end she was in favor of the decision to keep the gate and road open and was willing to err on the side of "goodness" and to prevent a lawsuit despite "ambiguity" in the legal documents.

The discussion regarding the secondary access ended with members being encouraged to review the related Fact Sheet that had been emailed out.

AREC committee:

Brian Staley stepped in for Jim Zerbe who was out of town to give the report. He stated that two new construction plans had been approved. One for Ron and Julie Coffman and also one for Steve and Peggy Rammer. Both projects had begun.

New caution signs had been installed along the main entrance and secondary access roadways as per last year's meeting discussions.

There were no complaints received or resolved this past year nor any contractor guideline problems.

Greg brought up information that the Ad-Hoc Committee related to the secondary access had put forth a proposal to add another sign at the turn around at Glacier Hills West, much like the added sign at the Highway 2 gate entrance warning motorists to travel at their own risk. The Board had agreed to the signage but then Greg forwarded the request to the Road Committee who determined there was no need for it. Mark Newbold made comments in favor of the requested signage stating it would warn motorists of the danger of the roadway and that for insurance purposes it was a good idea. After further comments not in favor of the signage, Mark rescinded the request.

Greg discussed weed control:

To date, all property owners have either taken care of their own weeds or have hired a company to do so. He indicated the community is staying on top of the noxious weed problem. Greg has put in numerous hours spraying along the roadways to keep them at bay. The HOA has a four gallon backpack and a handheld sprayer which lot owners can borrow on a short term basis. Greg also supplies premixed weed spray to any member who requests it and he has supplied approximately 60 gallons so far this year. Also, Accurate Weed Control is the recommended contractor if you would like to have the service take care of the weeds on your property. Their contact info is accurateweeds@gmail.com and Phone# (406) 261-3006 for Chris Stewart and (406) 890-3498 for Jessica Rosenthal.

Next was the Road Committee:

Greg stated that crack sealing will continue this year with volunteer efforts. Last summer Greg, Jim and Sol put in 30+ hours filling the cracks and sealing them.

Ovila Byrd stated that Chris Wohl, the owner of the chip sealing company came and drove the entire development with Ovila. Wohl told Ovila that the roads were actually in good shape and were good for another 3-4 years. Ovila agreed. There is a total of 2.2 miles in the development. To chip seal 2 miles would cost \$97,000. To seal 2.2 miles would cost \$100-\$115,000 at today's prices. Ovila commented that while the roads are our most expensive asset, they are also our most valuable asset. He stated that we could lock it in at these prices, but there is a chance that it could go down in the next few years. Ovila stated his personal opinion was to not do the roads now but to reevaluate them on a yearly basis during the summertime. He offered to donate his time and equipment to fix small imperfections in the roadways like the one in front of Sol and Kim Polen's residence by the pond.

Greg said that to pay for the chip sealing would take a special assessment and that we need a majority vote for that to happen.

Ovila asked if we could possibly raise HOA dues to help cover the costs instead of an assessment. Cindy Doggett said that assessment fees are for specialized use, and the HOA dues are spread out for various use.

Others suggested the assessment cost could be spread out in increments for four years to ease any financial burdens. Scott Ogradnik suggested communicating different payment options to members to get feedback to determine the most acceptable option.

Greg stated that the Board will examine the matter in the near future and communicate to the membership regarding the assessment.

Ovila stated he was also working on getting a brooming machine for the community, but it is temporarily out of service. He was still hopeful on getting it soon. Also, he was able to obtain the mower from Bob Spoklie, but the blades need to be sharpened and he will continue working on that and mowing the development. Ovila donates his time to accomplish these tasks while also providing his equipment to accomplish the task of transporting the various mowers/sweepers to the development.

Forestry Health and wildlife Mitigation Advisory Committee:

Mark Newbold stated he had nothing else to add beyond what was stated in the Agenda. Mark asked if everyone was getting his emails which was acknowledged. Greg encouraged all to look at the Agenda for the related information.

Old Business: None to report

New Business:

Greg introduced a proposal from Mark Newbold and the Ad-Hoc Committee to expand the number of Board Directors from three to five. Mark Newbold was asked to speak on behalf of the proposal. Mark stated that he felt the development was growing and would be better served by a larger five member Board of Directors. He also stated that a three member Board can at times be problematic and that five would be better. He stated he understood that to do that would require a change to the HOA bylaws and that it might also be difficult to get additional volunteers for the Board. Responding comments by members present were not supportive of the proposal and it was not moved forward. Mark expressed a desire to bring the topic up again at the next annual meeting.

Greg introduced another proposal by Mark Newbold and the AD-Hoc Committee to hold two annual HOA meetings instead of the traditional single annual meeting. Mark was asked to speak on behalf of the proposal. Mark stated having two meetings could shorten the length of the meetings and would enhance communication between the Board and the membership. Comments followed from some of the members present. None were supportive of the proposal and it was not moved forward.

Elections were held.

AERC Committee: Brian Staley, Jim Zerbe, Joe Welsh will continue to serve and there were no other volunteers for the committee. Members voted with a show of hand in support as a secret ballot was unnecessary.

Board of Directors: Greg Doggett stated he desired to remain on the Board. He asked Scott Ogrodnik and Sol Polen if they wished to remain on the Board and both stated they did. There were no other volunteers for the Board of Directors. Members voted with a show of hands in support as a secret ballot was unnecessary.

Cindy Doggett remains Treasurer as it is an appointed position.

The 2022 HOA meeting was then brought to a close by President Greg Doggett at 9:20 pm.

Respectfully Submitted,

Sol Polen

Director, Glacier Hills Homeowners Association