

Glacier Hills Homeowners Association

16th Annual Meeting, July 10, 2023

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

HOA President Greg Doggett called the meeting to order at 7:07 pm.

An introduction go around was completed so all homeowners could introduce themselves.

Greg indicated there was clearly a quorum present to continue since 13 lots were needed and those lot owners present, plus proxies, satisfied that requirement.

Greg gave a brief introductory on what some of the topics of the meeting would be, what recent Board of Director's meetings involved and indicated that the GH website was available for homeowners to review previous meeting information as well as other resourceful information.

Sol Polen asked if there were was any unfinished business relative to last year's annual meeting notes and if not he moved to have the 2022 Annual Meeting minutes approved, which they were.

Greg then provided the Treasurer Report since Cindy Doggett was not present at the meeting. He asked that everyone refer to the handouts that were provided with the meeting notice for specific numbers. He indicated that as always snow plowing was our biggest expense and that held true for 2022. Also that legal expenses related to the secondary access gate were high.

In 2022 the beginning balance of the checking account was \$33,518.11. The ending balance was \$32,585.11. The balance as of 6-30-23 was \$27,005.99. Total 2022 expenditures were \$16,135.39 and total receipts were \$15,202.39. In 2022 the Maynard family donated \$100 to the HOA and the Newbold family donated \$500. The 2023 budget was discussed. Greg indicated that he estimates the budget and tries to come as close as possible. The 2023 estimated budget expense is \$15,634. \$11,000 was budgeted for snow removal which was historically high due to the demand for additional snow removal coverage. Greg provided a summarization of GH lots/ownership. There are 52 lots in GH, 50 of which pay assessments. 27 lots are unbuilt, 7 homes are currently under construction. There are now 13 full time residents and 11 part time residents. Greg again encouraged people to review the specifics of the 2023 budget via the information which had previously been provided with the meeting notice.

Board of Director's meetings were then discussed. The Board has met 3 times this year so far which was significantly less than last year due to the secondary road issue. Topics of the meetings included:

- Providing a gate code to Game Warden Ben Chappelow, at his request, so that he may access GH for patrol and enforcement reasons. A future meeting between the Board and Game Warden Chappelow is anticipated.
- A co-meeting with the Board and Jim Zerbe representing the AERC where the numerous recent building approval requests were summarized.
- A discussion and decision was made regarding a 2022 tax bill for the utility lot that had been paid by the HOA. The decision was made not to pursue reimbursement from Bob Spoklie since he had donated the lot.
- A decision was made to present a proposal at the 2023 annual meeting relative to a dues assessment to fund and accomplish future chip sealing of GH roadways.
- A decision was made to pursue a future Covenant change/amendment to limit and prevent future owners from subdividing their lots.
- Discussions were held regarding the adequacy of the 2011 Board resolution precluding short term rentals in GH.
- Discussions were held regarding the adequacy of current HOA dues to continue funding GH.

Next was the AERC presentation by Jim Zerbe. Jim indicated that there have been eight approvals/builds so far this year. The eight were for lot owners, Rammer, Coffman, Roma, McClure, M.Byrd, LaValle, Melhalf and Brite. Additionally, three minor projects such as shops and sheds were sought and approved for homeowners, C.J. Furnia, Polen and T. Jones.

Jim indicated there was one violation last year for a homeowner improperly removing trees on his property. No fine was sought. Renee Byrd requested clarification on the tree cutting policy. It was indicated that approval was needed for the cutting of any tree with a trunk diameter greater than 6" but that there were exceptions that would be granted for emergency situations such as fire mitigation or fall danger.

Greg talked about weed control and that things were progressing well. He offered owners an unlimited supply of weed spray as well as the use of a four gallon back pack sprayer if needed. Also that the recommended contractor was Accurate Weed Control and that their contact information was contained in the meeting agenda. Greg talked about the roads and such. He mentioned that the blue tractor used for roadside weed cutting had been moved by Ovila to C.J.s lower lot. That Ovila had procured the use of a sweeper to remove gravel and debris from GH roadways and also utilized the tractor to cut the weeds alongside the roadways. That there are some ruts adjacent to the Newbold property that needed to be filled which Ovila offered to fill. That there are some rocks near the main entrance and kiosk area that are falling and needed to be repositioned. Tom Torpin was slated to make that repair. Ernie and Ovila would continue with the snowplowing and sanding operations this coming winter. Greg and Jim had recently completed roadway crack filling and that a patch needed to be completed in front of the Polen residence.

Lisa Brusco asked what the speed limit was in the development and Greg stated it was 25mph. A discussion followed as to the observation of individuals speeding in GH and the potential need to have the speed limit posted. Greg reminded owners to ensure that their contractors and guests are aware of the speed limit and to abide by it. The posting of speed limit signs would be discussed by the Board at a future meeting.

Samantha Jones asked about all of the small red flags she had observed posted alongside the roadways in GH. Greg indicated that they were placed by him as a reminder of where there were existing weeds that needed to be treated. He removes the flags as soon as flagged weeds are sprayed.

Forestry Health and wildfire mitigation: Mark Newbold usually provided the briefing but was not present. His full report would be emailed out to all owners in the future. GH was recertified as a Firewise Community for 2022. Additionally a Firewise community event was held on April 8th with 25 owners in attendance. Appreciation was expressed to the Sullivans and Mulzer for the use of their lots to demonstrate things that can be done to mitigate fire risk. Greg said owners are encouraged to report to Mark all the hours they spend related to firewise activities. Next year the Firewise Community event will be centered on issues of how to obtain and maintain fire insurance obtainability and affordability while living in a wildland urban interface area.

Greg brought up that the Board had approved the purchase of new metal letters to replace the damaged plastic letters on the Glacier Hills entrance rock sign. Sol and Kim Polen obtained the new metal letters and completed the installation in December of last year. Additionally, the Board had approved the purchase and placement of cameras and signage at both GH entrances to enhance security efforts. Scott Ogrodnik obtained the cameras and signage and completed the installation of both in January of 2023.

Greg acknowledged that there is a great deal of volunteer effort that is put forth by individuals within GH that help maintain the exceptional quality of the GH community. He mentioned the multi-year efforts of Vicky Zerbe and Carolyn Ringdal in maintaining the front entrance landscaping. The roadway sweeping and grass cutting by Ovilla Byrd. The Firewise efforts by Mark Newbold. The roadway crack maintenance by Jim Zerbe. The Board efforts of himself, Scott Ogrodnik and Sol Polen. Greg's maintenance of the GH website, his weed control efforts, his management of snowplow and gate operations. Greg encouraged new volunteers to come forth and do so by contacting any of the Board Directors.

New Business:

Jim Zerbe brought up the necessity to have "backups" in place to accomplish the everyday operations of GH such as gate operations, the website, treasurer duties etc. Greg related that this has been a topic of discussion at recent Board of directors meetings and that while it might be difficult to accomplish he would assist in the efforts to obtain those back-ups. Mike Fingado volunteered to be a backup provider for gate issues and such.

Regarding landscape maintenance and trash removal around the front entrance area it was discussed that perhaps instead of the sporadic use of volunteer efforts to maintain the landscaping a contractor could be hired to provide the work on a monthly basis. Vicky Zerbe indicated that she had researched the issue and was aware of a contractor who would complete the task for a fee of \$60 per hour as needed. There were no objections by the owners present to hiring a contractor. Vicky Zerbe indicated she would assist with that process.

Greg led a lengthy discussion regarding the chip sealing of Glacier Hills roadways. Discussed was which roads needed to be chip sealed, how much it would cost, how long the newly sealed roads would last, how best to acquire the estimated \$150,000 required to seal all the roadways and what was required to approve the special assessment, which amounted to \$750 per lot for four years. Also discussed was the need to hold the funds in a separate banking account to accrue interest and keep separate from normal annual dues. The road assessment funds would be collected in January along with regular annual dues. A motion was raised and approved to chip seal all of the roadways within Glacier Hills at one time. An email will be sent out in the near future explaining the need for the chip sealing and then asking for a vote of whether or not to approve the special assessment. A majority vote is required to approve the assessment.

Scott Ogradnik made a presentation regarding a proposed Covenant change to prevent/limit future buyers in Glacier Hills from subdividing their lots. Aggressive development within the Flathead County could lead to a significant change in what current Glacier Hills landowners envisioned when they purchased their lots and homes. If the Covenant change/amendment were approved, owners who purchase after the proposed Covenant change goes into effect will be prevented from splitting their lots. The proposed Covenant change will be sent out to the membership in a future email explaining its necessity and asking for an owner vote. A super majority of 2/3 of lot owners is required to pass the covenant change/amendment. Pros/Cons of the Covenant change/amendment were discussed at length and it was ultimately decided, through an approved motion, to proceed with putting it out to the membership for a vote.

Elections were held.

AERC Committee: Brian Staley, Jim Zerbe, Joe Welch will continue to serve and there were no other volunteers for the committee. This was affirmed by meeting attendees.

Board of Directors: Greg Doggett stated he desired to remain on the Board. He asked Scott Ogradnik 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. This was affirmed by meeting attendees.

Cindy Doggett remains Treasurer as it is an appointed position by the Board.

Road Committee: Jim Zerbe, Greg Doggett, Ovila Byrd. Tyler Jones volunteered to be an additional member of the committee.

The 2023 HOA meeting was then brought to a close by President Greg Doggett at 9:10 pm.

Respectfully Submitted,

Sol Polen

Director, Glacier Hills Homeowners Association