

Glacier Hills Homeowners Association

17th Annual Meeting, July 8, 2024

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

HOA President Greg Doggett called the meeting to order at 7:05 pm.

An introduction for new home owners was requested. Maureen Byrd, Ron and Julie Coffman and Nannette and Ron Russe introduced themselves and were welcomed by all.

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

Greg gave an introductory on what some of the topics of the meeting would be and what recent Board of Director's meetings involved including new builds and non-compliance issues. He summarized the newly voted upon and passed Covenant Amendment regarding the subdivision of lots and the Road Assessment and indicated that funds were now being collected for the Road Assessment. Greg talked about the banking procedures set forth for the incoming road funds and indicated Treasurer Cindy Doggett would explain those procedures further. He also stated that the HOA has been running at a deficit for the last few years and would address that further in the meeting. Greg stated the GH website was available for homeowners to review previous meeting information as well as other resourceful information.

Greg asked Director and Board Secretary Sol Polen to give the Secretary's report. Sol asked if there were any unfinished business relative to last year's annual meeting notes (July 10, 2023). No one responded with old business and Sol moved to have the 2023 Annual Meeting minutes approved. Greg seconded the motion and all present approved the motion.

Greg then asked for the Treasurer's Report. Treasurer Cindy Doggett proceeded to give the totals for the GHHOA bank accounts for 2023:

Beginning Balance in checking: \$32,585.11 (01-01-2023).

Ending Balance in checking: \$28,994.50 (12-31-2023).

2024 current checking account balance: \$4,095.40 (06-30-2024).

Cindy explained that the checking account amount was lower because a New Money Market account has been opened at Glacier Bank as of May 2024 and all but \$5,000.00 was moved to the higher interest earning account. At present the money market account balance is \$22,290.32 (06-30-24).

The New Road Assessment account was also set up at Glacier Bank in May 2024.

As of July 8, 2024, that account holds a balance of \$25,502.62 including a \$750.00 donation to the Road Assessment by Greg and Wendy Jones.

Beginning this year, at the end of the Road Assessment fee collections period (July 31), Cindy will purchase a Certificate of Deposit (CD) for 1 year so the HOA can gain as much interest income as possible. She will continue this practice for the remaining years of the Road assessment. All accounts are held at Glacier Bank, Columbia Falls.

Total receipts for 2023: \$11,178.15.

Total expenditures for 2023: \$14,768.79.

The HOA is running an approximate \$3,500 annual deficit and has been for the last few years. The deficit issue will be addressed later in the meeting.

The three largest annual expenses are always snow removal/sand which was \$9,270.00, followed by GHHOA insurance at \$1,464.00 and then road maintenance at \$1,319.36.

Ovila Byrd, Greg Doggett and Jim Zerbe donate hours of labor for road maintenance to help keep costs low and to help keep the roads in good shape until they can be resurfaced.

A question was asked about the landscaping fees charged by Bain Scape Landscaping to maintain the main entrance gate area as well as when and how often they weed the area. Cindy replied that Bainscape comes from approximately April or May and maintains the area until the 1st of October. Bainscape charges \$60 per hour. Mowing routinely takes one hour and the weeding 1/2 hour. Since they mow every time but weed sporadically the bills can vary from \$60 to \$90.

The 2024 budget was discussed next. Greg indicated there are now 21 full-time residents and 8 part-time residents. The 2024 estimated budget expense is \$16,035. \$11,000 was budgeted for snow removal which was historically high due to the demand for additional snow removal coverage. There are 52 lots in GH, 50 of which pay assessments. Greg then discussed the deficit we are running and the potential for a dues increase which would require a membership vote. He stated the deficit and potential dues increase will be discussed further under new business.

2023 Board of Directors meetings were then discussed. The Board met four times in the past year since the last annual HOA meeting. Greg then summarized the four Board meetings (please reference the attached 2024 annual meeting agenda for the specific topics discussed at the Board of Director meetings). Lisa Brusco asked if the Board meets only four times a year. Greg responded that the Board meets on demand. Board Director and Vice President Scott Ogrodnik added that not only does the Board meet on demand, but there are lots of emails, side bars and individual writing of reports and such that go on throughout the year. For instance, a recent letter created by Mark Newbold, Scott and Greg to the Forestry Department was sent asking for help with fire mitigation in our development.

Next up was the AERC presentation by AERC member Jim Zerbe. Jim indicated this was his last AERC presentation as he has decided to retire from the committee after 14 years of volunteer service. Those present thanked Jim for his impressive service to the HOA. Jim also indicated that Joe Welch would be leaving the AERC committee as well and therefore new volunteers would be needed (a vote on the new AERC committee took place later in the evening).

Jim stated there are 18 lots currently undeveloped. Five of the 18 are owned by members who own additional lots in GH. There are now 32 developed lots. Only one building application was kicked back this year which was due to the choice of color (white) not being allowed.

Steve and Peggy Rammer are building a fence to hide the water tower behind their house and a shed. Brian and Kristin Staley are building a guest house. There are currently two (2) new builds along with the existing builds nearing completion.

Jim stated there have been three (3) notices of non-conformity or violations;

1. "Night Sky" (Outdoor lights must be turned off by 11:00 pm). It is the homeowner's responsibility to remind guests also of the rule.
2. Dogs on leashes.
3. Speeding in the development (speed is 25MPH inside the development).

Jim also talked about an incident where someone was baiting bears in the National Forest behind theirs and Carolyn Ringdal's homes. Another homeowner witnessed people driving into the forest with ATVs (no motorized vehicles are permitted back in that part of the forest) and the FWP and Game Warden service rangers were called. Cindy Doggett stated that "Ty" from Safe Lands Forestry Service had mentioned to her that he had been working back in the forest and that he was aware poachers were using the area.

Jim Zerbe stated that we should all be aware of people in the development who do not belong here and find out their intentions and let them know the rules of the development.

Road Committee:

Jim Zerbe is also retiring from the Road Committee but gave a final report. The new Road Committee will consist of Greg Doggett, Ovila Byrd, Tyler Jones and Kevin LaValle.

Road maintenance consisted of crack filling that Jim and Greg completed last summer. The cost was \$864 for 2023. This year crack filling will begin approximately the first week of August with the new volunteers spearheading the task.

Tom Torpin will be resetting rocks in front of Jerry Sidie's home. This is a continuation from last year when the rocks were slipping down the hill onto the roadway.

Scott Ogrodnik talked about the usage of the Glacier Hills West road easement. He reiterated that in agreement with the Mountain Meadow RV Park owner, this road and gate is for

homeowner use only. All construction and vendor traffic must utilize the main front entrance gate. The secondary access gate requires personal gate codes which are not to be given out.

Ovila Byrd swept the roads after the last snow melt and he will be mowing the complex with Bob Spoklie's mower within the near future.

Ernie will once again be doing the development snowplowing and Ovila will be doing the sanding for the upcoming 2024 winter season.

Weed Control:

Greg stated that overall everyone is doing a good job with weed control but we need to be diligent in staying on top of it. He requested that if nothing else, pick the heads off the weed so they do not go to seed. Greg has weed spray available as well as a backpack sprayer for homeowners use if needed.

Firewise:

Mark Newbold has retired after many years of serving as the Firewise chairman and has turned over the program to Steve Rammer. There was a Firewise meeting in April of this year which many in the community attended and gained a lot of knowledge regarding maintaining their property to minimize fire exposure. Glacier Hills was once again certified to be Firewise. Residents were urged to log their hours spent on mitigation efforts on their property and to let Steve Rammer know about the time spent. The logged hours helps Glacier Hills obtain the Firewise certificate.

Old Business: Greg talked about the need for volunteers. He mentioned that people are "stepping up" for positions which was great.

Cindy talked about the Emergency Phone tree and passed it around. A few new people have been added and she will email out the new list.

New Business:

Scott Ogradnik compiled a detailed report on outsourcing the management of the HOA to a property management company and presented it to membership. He stated that with the community growing and the burn out of volunteers that possibly looking at having a management company could help. Scott explained how a professional management company might work and benefit the HOA. Some of the benefits included expertise on day to day HOA operations, including upholding covenant requirements with code enforcement and providing/managing outside vendors. He estimated the cost to be from \$7-8,000 a year (which translated to roughly \$170 a year per homeowner). The HOA would still need a Board to make final decisions on items such as building approvals and code enforcements. A series of questions from homeowners and a back and forth with answers provided by Scott and current homeowners with knowledge about how property management companies work brought the discussions to full circle. The decision was made to not hire a management company at this

time. This in turn placed a call of action for volunteers. Greg added that our current insurance for the HOA covers volunteers. Those present thanked Scott for the very detailed report and great presentation.

Greg then brought up how other HOA's have a large reserve account whereas we are running a deficit. He asked how to approach dealing with the deficit, especially if something major were to happen. He then proposed increasing the dues or, instead, to charge a special assessment when there is a need to cover debt? A discussion ensued about how to deal with the problem. Ultimately a committee of volunteers was formed to see how much of a dues increase was needed to cover our current deficit and to start putting money into reserves. The committee members are;

Lisa Bruso, Julie Coffman, Samantha Jones, Cindy LaValle and Mike Fingado

As with all dues increases, this would require a majority vote of the membership. The proposal would be emailed out to all HOA members for a vote before an increase could take place.

The issue of having no backup systems or operators in place for the gates was brought up again. Greg reiterated that it is difficult to teach someone the current gate systems. However, Greg stated he will request bids for upgrading the gates. Ovila Byrd then mentioned that the lower gate needs to have the opener pressure pad moved further up the roadway due to it being too close to the gate for winter time sanding. Greg stated he will get bids to move the pad in conjunction with getting gate upgrade bids.

Sol and Scott brought up the issue of short term rentals which spurred a discussion whether or not to pursue a Covenant change prohibiting short term rentals in the development. Rob Farrington spoke at length on how Airbnb's/short term rentals ruined the quality of life where he lived. Others also expressed their experiences involving the degradation of their communities that had allowed short term rentals. Without exception all present were in favor of vigorously prohibiting short term rentals in GH. Right now there is currently one for sure and possibly two GH homeowners renting out their homes on a repetitive short term basis. Greg stated the Board had adopted a Resolution in 2011 which elucidated on the Covenants and which prohibits short term rentals. Renee Byrd would like the two homeowners notified they are in violation and Ovila Byrd wants the process for a Covenant change to begin on this matter. Rob Farrington volunteered to be on the committee for the covenant change. The Board will follow up, discuss and decide a course of action on the best way to proceed with the prohibition of short term rentals.

Finally the Board nominations:

Greg asked if there was anyone who would like to be on the Board. Lisa Bruso nominated Julie Coffman, who accepted. He then asked if Sol Polen and Scott Ogrodnik wish to continue on in their positions. Each replied "Yes."

The AERC nominated Ovila Byrd, Brian Staley, Julie Coffman, Kevin La Valle and Greg McClure.

A secret balloting process proceeded for both the Board of Directors as well as the AERC Committee.

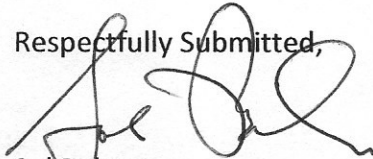
Voting results were then witnessed by Scott Ogrodnik, Jori Jones and Sol Polen.

The outcome was: The Board remains the same with Greg Doggett, Scott Ogrodnik and Sol Polen. The AERC consists of Brian Staley, Ovila Byrd and Kevin La Valle

Thanks to all who volunteered and continue to volunteer!

With no further questions or business pending Greg adjourned the meeting at 10:10 PM.

Respectfully Submitted,



Sol Polen

Director, Glacier Hills Homeowners Association