

Glacier Hills Homeowners Association

18th Annual Meeting, July 7, 2025

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

Association President Greg Doggett called the meeting to order at 7:05 p.m. He requested that all homeowners present introduce themselves and state where they lived. Once introductions were completed, Greg confirmed that enough members were present to constitute a quorum. He began by discussing the budget, noting that the Glacier Hills Homeowners Association was operating with an annual deficit of approximately \$3,000 and that the current budget reserve stood at around \$20,000. He stated that he would return to this topic later in the meeting.

Greg then discussed the activities of the Board of Directors, noting that the Board had met on eight separate occasions throughout 2024 and 2025. He mentioned that Board Secretary Sol Polen would elaborate on those meetings later in the session. Greg explained that during those Board meetings, most of the discussion centered on non-compliant covenant issues. He also noted that the dues proposal presented in 2025 had passed with a 74% approval rate.

Greg provided an update on the gate upgrades, mentioning that he had sent information to all homeowners about the new system, including instructions on how to use it and the reasons for the change. He explained that for the first time in Glacier Hills' history, a gate management backup had been implemented, with Mike Fingado serving as the designated backup contact.

Jim Zerbe asked if the names listed in the gate directory could be formatted with the last name first instead of the current first-name-first format. All present agreed that this would be the best approach, and Greg confirmed he would make that change. Kathy Weber inquired about the availability of contractor codes for use at the secondary access gate along Glacier Hills Drive West. Greg responded that they were not available and emphasized that contractors should not be using that gate. He also described a malfunction that occurred shortly after the new gate system was installed and how he made the necessary calls to have it repaired, though the repair was delayed due to the service provider location being closed. Greg asked that if any future gate problems occur, homeowners should contact him immediately.

Lisa Brusso asked how the gate upgrades had been paid for, and Greg explained that the approximate \$7,000 cost was funded from the checking account reserve. He also mentioned that additional information about the gates and other Glacier Hills resources, including a weather station, could be found on the Glacier Hills website, which he maintains.

Association Director Sol Polen then gave the Secretary's Report. He asked whether there were any questions or unfinished business related to the 2024 Annual Meeting Minutes; there were none. Sol moved to approve the minutes, and Greg seconded the motion. Greg then asked Sol to summarize the eight Board of Directors meetings, which Sol did, explaining that those eight meetings totaled approximately 19 hours and generated numerous related emails, text messages, and "side bar discussions" concerning Association business. (See item #4 of the attached addendum item titled Agenda for further summarization of the Board of Directors Meetings.) Note: One additional meeting, not summarized in the addendum, took place on June 18th. In that meeting the Board discussed the results of the dues increase proposal, a recommended disposition to the non-compliant lot situation, gate upgrades and agenda items for the upcoming July membership meeting.

Following Sol's report, Lisa Brusso asked about warranty deeds and their implications. Greg explained that each homeowner possesses a warranty deed associated with their property purchase. He noted that two specific deeds for Glacier Hills lots included developer rights clauses allowing subdivision beyond the existing Covenants rights. Bob Spoklie was the seller of these lots and included developer rights along with them. These clauses permitted the purchaser to subdivide property into lots smaller than four acres. Considerable discussion followed regarding whether those provisions should have been allowed. Greg indicated that the Board had investigated the possibility of challenging those specific warranty deeds but ultimately decided against pursuing legal action, as such a challenge would likely fail and result in significant legal expenses. Kevin Lavalley expressed displeasure, stating that he had not been informed of the expanded subdivision rights associated with the property adjacent to his and expressed frustration that the Board had chosen not to take legal action. He indicated that he would pursue the matter independently if necessary.

Discussion then turned to Airbnb rentals. Greg explained that the Association had passed a resolution in 2011 prohibiting Airbnb rentals within Glacier Hills. When asked if any properties were grandfathered in to where they could operate Airbnb's, Greg stated that none were. He further noted that if the Association were to seek to add a Covenant to specifically include the Airbnb restriction, it could unintentionally allow existing properties, those in place prior to any new Covenant, to begin operating as Airbnb's until sold. He stated that the resolution has been working well so far and he recommended that it be left as is.

Sol also reported that minutes from all Board of Directors meetings were posted on the Glacier Hills website. He then summarized the non-compliance issue that consumed much of the Board's time over the past year, involving the Brite lot. Because the Brites had since sold their property, Sol stated that he could discuss the matter openly to include names. He explained that dealing with Covenant violations was at times uncomfortable for the Board since these situations involved neighbors. Nevertheless, the Board has an obligation to ensure compliance with the Covenants. Sol explained that the Brites had obtained a building permit with the Covenant mandated 18-month completion deadline. Although they

initially dug for a foundation and had delivered materials, no further progress occurred. Once the 18 months expired, the Architectural Environmental Review Committee (AERC) notified the Board that the property was out of compliance. Per the Covenants, the Board of Directors was then required to follow up with enforcement efforts. Despite numerous emails and letters, the Brites did not respond. Fines were issued and went unpaid, leading to liens being placed on the property. The next step was site remediation, filling the hole and removing building materials. On one occasion, Sol met with Janine Brite in hopes of convincing her to address the issue herself, so as to save her family additional costs and loss of materials, but this did not occur. When asked to proceed with the site remediation, the AERC raised liability concerns about working on and removing materials from private property, prompting the Board to seek legal advice on the matter. The legal inquiry determined that the Association was within its rights to perform site remediation on the Brite lot and that all Covenant mandates had been properly followed to date. Before further action was taken, the property was sold to new owners already residing in Glacier Hills who had a record of covenant compliance. Sol emphasized that the covenants clearly outline procedures for handling such situations, and the Board had followed them exactly. Additionally, all costs and fines levied were recovered through the lien process upon the sale of the Brite lot.

Cindy Doggett then presented the Treasurer's Report, providing a summary of Glacier Hills' finances (see attached budget related Addendum items). She noted that the required tax return had been filed, Certificate of Deposits (CD's) had been purchased for the collected road assessment and also reiterated the Association's budget deficit. Cindy stated that the dues increase for 2026 would help offset the deficit. Lisa Brusso asked how bills were being paid while running a deficit, and Greg explained that current expenses were being covered by the Association's reserve funds. He added that the upcoming 2026 dues increase should bring in additional revenue to cover the existing deficit and also build a larger reserve.

The AERC then presented its report, noting that three build approvals had been granted over the past year: the Taylor, the Kerr, and the Roma residences. The committee reminded members that contractors are required to follow the established contractor guidelines, emphasizing adherence to the 25 mph speed limit, keeping dogs leashed, and cleaning up streets after leaving work sites. Ovilla Byrd mentioned that he had personally cleaned up a dirt mess left on Glacier Hills Drive earlier in the year after being unable to reach the responsible contractor.

Discussion turned to noxious weeds in the neighborhood. Greg stated that he continued to manage weed control efforts and emphasized their importance, as uncontrolled noxious weeds could overtake the area. Carolyn Ringdal confirmed that she had witnessed excessive weed growth in the area in the past and agreed on the importance of continued weed abatement. Greg mentioned that he has the necessary tools available for homeowners who wish to perform their own weed abatement. He further mentioned the private weed abatement service recommended and used by many owners in Glacier Hills. That service is Accurate Weed Control at (406) 261-3006 or (406) 890-3498.

Ovila Byrd then discussed road maintenance, noting that he last swept the roads on May 8. The cost was \$100 for sweeper rental plus fuel. He also provides sanding services in the winter, and Greg noted that it is more cost-effective for Ovila to handle sanding than to hire an outside contractor. Ovila mentioned that sand costs had risen by about \$50 per load this year. He also uses his personal tractor for roadside mowing in the development.

Tyler Jones commented that the main gate appeared to be closing too quickly. Greg replied that the secondary gate was functioning properly but that the main gate's motherboard required repair and he was unable to adjust the main gate "open time" until the repair is made. He is working on getting that issue resolved.

Jim Zerbe discussed the three existing helicopter landing sites in Glacier Hills and expressed concern that the site on Glacier Hills East might no longer be usable due to tree overgrowth, particularly on the Mulzer lot. He emphasized that it is the Association's responsibility to ensure these sites remain accessible. The Board agreed to look into the matter and contact the appropriate agencies.

A discussion followed about road crack sealing. Tyler Jones reported that he had ordered ten boxes of sealant and had recently repaired the crack-sealing machine. Work was expected to begin in the next few weeks.

Steve Rammer provided an update on the Firewise program, reporting that Glacier Hills was certified in 2024 and expected to be certified again in 2025. He requested that homeowners report the time they spend clearing and maintaining their properties, as this information supports the Firewise program. Firewise mitigation for property runs from November 2024 through October 2025. He stated that over a dozen homeowners have been approved by MWEST for the wildfire grant and more were sending in their requests. He will send out a published report of all mitigation work performed from homeowners and land owners. Steve indicated that he was planning another Firewise related membership meeting in May of 2026. Discussion followed about burn piles, and Renee Byrd mentioned that a fire truck could be requested to supervise burns if needed. Mike Fingado asked whether the fire department could be contacted for a community-wide burn event.

Under old business, Greg thanked the volunteers who contribute their time and effort to Glacier Hills. Under new business, it was noted that the front entrance landscaping required new bark, which had been ordered by Carolyn Ringdal. Renee Byrd suggested that Ovila could assist using his tractor, and additional volunteers were sought to help with the project.

A discussion followed regarding the emergency phone tree list. Cindy Doggett announced that she no longer wished to oversee the list, and Kim Polen volunteered to take it over. Sol Polen then raised the issue of security cameras at the gates. Although the gate system had been upgraded, cameras had not been installed. Those present agreed that cameras should be added to monitor entry into Glacier Hills, and Sol said he would pursue options for the Association.

Association Vice-President Scott Ogradnik spoke about adding additional signage to Glacier Hills Drive West to indicate that it is for homeowner use only and that contractors are not permitted to enter or exit via that road. He noted that the easement had been obtained from the campground for homeowner use only and that signage would help enforce that restriction. There was a mixed response from members present regarding the additional signage and the Board agreed to discuss the matter further at future Board of Directors meetings.

A brief discussion was held about amending the HOA Bylaws to change the date of the annual meeting. The Bylaws currently state that the meeting must occur on the first Monday in March, but since Covid in 2020, the meeting has been held in July, which has resulted in better attendance. All present agreed that this change should be formalized through a Bylaw amendment which the Board agreed to pursue.

Finally, discussion turned to whether Board and Committee elections were needed. All current members of the AERC, the Board of Directors, and the Treasurer expressed their desire to continue serving and there were no additional volunteers for those positions. As a result an election was not necessary.

Greg Doggett adjourned the meeting at 9:09 p.m.