

GLACIER VILLAGE GREENS HOA MONTHLY MEETING

BOARD OF DIRECTORS

January 21st, 2025

DIRECTORS PRESENT: Lee Pinski, Rick Ohs, Rod Smythe, Sheila Book, Gabe Dillon, Denny Falcon, Mark Owens

DIRECTORS ABSENT:

MEETING NOTES: Recorded by Jennifer Hausmann, HOA Office Manager

MEETING CALLED TO ORDER: 5:02 PM by President Lee Pinski.

INTRODUCTION OF GUESTS: Nancy Benson, Pete Kingsbury

APPROVAL OF MINUTES: November minutes were reviewed and approved as presented.

FINANCIAL REPORT: Jenn provided the Board with the financials dated January 21st, 2025. They included the Balance Sheet and P&L YTD Comparison Report. Total Current Assets are \$332,093. The income to date is \$35K. Expenses are \$5K. The Reserve Fund account at ParkSide Federal Credit Union balance is \$148,958 with interest included from CD's. The financial report was approved as presented.

The 2026 proposed budget has been created. Rick and Jenn will review these amounts and present them to the Board at the next Board meeting. The operating account has a 6-month jumbo CD, \$53,855.75, with a 4.44% at Parkside Federal Credit Union is renewed for another 6-month CD, due April 18, 2025.

To date, the AR report shows a balance of unpaid HOA dues of \$32,857. That is only 180 unpaid out of 488 homeowners.

OPEN FORUM: none

HOA Manager's Report: Jenn Hausmann

- The HOA Annual dues statement was emailed to homeowners in December. Paper copies will be mailed in February to those who still have a balance.
- There are 4 contractors who will be receiving 1099.
- 2023 Taxes were prepared with Brian Gilbertson. The Board approved having Brian prepare 2024 taxes.
- Our Community Center cleaner, Jody Campbell has increased her rates but has offered to remain the same at \$250/month. She has been able to maintain our Community Center and we can rely on her to stop by throughout the week. Jenn has requested that the Board increase her monthly rate to \$300. Rod made a motion to increase Jody's monthly cleaning to \$300 per month, seconded by Gabe.

Committee Reports

Maintenance: none

Social Activities:

Coffee and donuts continue the first Saturday of the month with guest speakers to give information on local information and community events.

Lee will be meeting with the SAC committee to discuss committee positions. This committee will need to have their meetings in the Community Center to allow others to join SAC meetings. Lee will also request to have a member of the SAC to attend the HOA Board meetings. The SAC committee is created to work with the Board and set up neighborhood events, provide social events, and bring new ideas to our community.

The SAC will distribute Welcoming Packets to new neighbors, providing them with HOA newsletters, directories, Rules & Regulations inserts, and events scheduled.

Architectural Review: Linda has resigned from the Arch Review committee. Sheila Book is our current Chairperson for the committee.

Mark addressed that it is important to continue to review Architectual requests and have covenants for our HOA. These procedures help the development process for our neighborhood. These give guidelines, rules and regulations that most do abide by.

Community Center:

- Events are continuing to be scheduled for spring.
- Toilets were replaced with ADA approved toilets in both bathrooms this month by Steve Hanson, with CRS.
- Thanks to Pete, Rod, and Gabe for helping to fix and replace broken chairs and tables.

City Liaison: Denny reported from the City that due to lack of funds currently, there is not a date when they plan to finish the street overlay for Palmer, Ritzman, and Hogan streets. This will be readdressed in the spring.

Kyler Hartsock, who mows many lots in Village Greens, has offered to plow snow berms created by the city plows for \$10/driveway.

Old Business: none

New Business:

Community wide garage sale in June planned. The HOA will advertise for this.

The parking lot repair will be researched and discussed before Spring 2025.

Meeting Adjourned at 5:55pm

Next Meeting: TBD