

Glacier Village Greens HOA Board Meeting Minutes
Thursday, June 19th @12pm in HOA office
Special Meeting

Call to Order at 12:02pm by Vice President, Sheila Book.

This GVGHOA Board Special Meeting was requested by Treasurer, Rick Ohs and Vice President, Sheila Book for the following Agenda:

1. Seat the New Board Member
2. Election of Officers
3. Committee Assignments
4. Address Title Transfer Fee
5. Flag Proposal
6. Fall Golf Tournament

Present: Sheila Book, Rick Ohs, Rod Smythe, Gabe Dillon, Denny Falcon, Dan Allexan, Jenn Hausmann

Guests: Nancy Benson

Absent: Mark Owens, Lee Pinski

Minutes by Jenn Hausmann HOA Manager

Minutes from May 15th, 2025 GVG HOA Board meeting were presented to the Board. Minutes were approved as presented.

Introduction of New Board Member, Dan Allexan, who was elected to the HOA Board at the 2024 GVGHOA Annual Meeting. Dan moved into Village Greens in 2023. He and his wife, Paulette, are involved in the Village Greens Community. They enjoy playing pickleball and golfing. We are excited to welcome Dan to our HOA Board.

I. Election of Officers

President: Rick Ohs; nominated and elected.

Vice President: Sheila Book; Rick Ohs nominated Sheila to remain as VP. Sheila was nominated and elected.

Treasurer: Gabe Dillon; nominated and elected.

New President, Rick Ohs, assumed responsibility to preside over meeting.

Board Members for GVGHOA:

Rod Smythe, Dan Allexan, Mark Owens, and Denny Falcon as Declarant

Signature cards will be changed at Parkside Federal Credit Union and First Interstate Bank. Signers for the Operating and Reserve accounts include: Rick Ohs, Gabe Dillon, and Jennifer Hausmann

II. **Committee Assignments**

- a. Maintenance Committee Chair-Denny Falcon
Members: Lee Pinski, Rod Smythe, Mark Doggett
- b. Architectural Review Committee Chair-Sheila Book
Members: Dana Anderson, Marcia Rieke, Joni McKiernan, Mark Owens
- c. Community Center -Nancy Benson & Jenn Hausmann
- d. City Liaison -Denny Falcon & Gabe Dillon
- e. Multi-Use Facility Chair-Jeff Henning
Members: Dan Allexan, Sarah Gauthier, Katie Chamberlain
- f. Social Activity Committee Chair- Kelsey Schwartz

No one was present for the SAC committee. It has been recommended to have a committee member present at Board meetings since they are part of the HOA, but they do not attend. Jenn was able to provide a current balance of \$1,956.29, with outstanding checks to still write from 2024. There has not been a deposit since 2023. They did provide a budget in May 2025 for the Board to review.

Discussion on bringing back the finance committee was discussed. This committee would verify reconciliation of accounts, prepare proposed budget for annual meetings, review HOA and committee expenses. Denny made a motion to have a financial committee, all approved, motion passed.

- g. Financial Committee Chair -Gabe Dillon
Members: Dan Allexan

III. **Items for discussion for vote:**

- a. **Transfer of Title fee**; current fee is \$100.

Sheila made a motion to approve increasing title transfer to \$200 effective immediately; Rod seconded motion. Motion approved.

- b. **Flag dedicated for display on US Holidays**; Placement of US Flags at both entrances on specified holidays as a welcoming symbol of patriotism and honor those who have given the ultimate sacrifice or served our country in defending our freedoms.

Denny will purchase flags with donations from community members. Pete Kingsbury will manage the flag placements before and after specified holidays. Gabe made a motion to approve placement of US & MT flags at the entrances to Village Greens on specified holidays. Rod seconded the motion, motion approved.

- c. **Summer Golf Tournament:** HOA Board to host a summer golf tournament (Fall Fling) as a way of bringing the community together to socialize and meet neighbors. An annual tradition put on by the SAC that the community has participated in. This would be the 30th year of hosting a Community Golf Tournament. The SAC has decided to forgo hosting the Fall Fling BBQ or golf tournament.

After discussion, Rick presented to the Board plans for the HOA Board to host a golf tournament in September for Village Greens residents. Local sponsorships and community donations will help support this event.

Awards ceremony at Lums Deli following the tournament. Entry fee sign up for 40 golfers and more information will be posted and emailed in July.

Sheila made a motion to plan ahead for the HOA to host a golf tournament for our community members and seconded by Rod. Motion passed.

GVGHOA Board Special meeting was adjourned by President, Rick Ohs at 12:45

Next meeting TBD