

**GLACIER VILLAGE GREENS HOA MEETING**  
**BOARD OF DIRECTORS**  
**January 29, 2026 @ 5pm at the Community Center**

**DIRECTORS PRESENT:** Rick Ohs, Rod Smythe, Sheila Book, Dan Allexan, Denny Falcon

**DIRECTORS ABSENT:** Gabe Dillon, Mark Owens

**MEETING NOTES:** Recorded by Jenn Hausmann, HOA Office Manager

**MEETING CALLED TO ORDER:** 5:00 PM by President Rick Ohs

**GUESTS:** Nancy Benson, Marcia Reinke, Pete Kingsbury, Judy Petterson, Larry Kossak

**OPEN FORUM:** Lee Pinski addressed the Board to address a non-agenda item. Lee spoke on behalf of community members who use the Community Center. Guests present for Lee's presentation: Jean Pinski, Steve & Kelsey Schwartz, Libby Starks, Margie Young, Suzanne Booker, Mike & Michelle Crowley, Karen Green. (The sign-up sheet was returned empty, so names may be missing from this list). Lee presented a Community Center Use Agreement form that had been distributed in January 2025 to weekly groups for the use of the Community Center. Lee questioned who should sign this and expressed that he thinks this form should be revised, addressing the liability waiver portion of the form, to better serve its community members. Discussion ensued as to the best way to address this going forward. It was stated that this is the same form that was distributed and signed in 2024 by group contact leaders, which was previously recommended by Lee Pinski, in January 2024, during his term as president of the HOA. The Board will review the current form and discuss any changes needed. Those guests left the meeting, and the meeting resumed as presented on the agenda.

**APPROVAL OF MINUTES:** Draft minutes, dated November 4<sup>th</sup>, 2025, were presented to Board members present. After board members review and any additions or corrections, an email approval will be confirmed in February before finalization. The HOA Board minutes will be posted on the website.

**FINANCIAL REPORT:** Jenn provided the Board with the financials dated January 27<sup>th</sup>, 2026. They included the Balance Sheet, P&L YTD, and A/R report. The income to date is \$33,480. Expenses to date total \$5,214.24. The Reserve Fund account balance at ParkSide Federal Credit Union is \$173,707.49. The financial reports were approved as presented.

Jenn provided the Board with 2025 end-of-year reports. January 1st thru December 31<sup>st</sup>, 2025. Reports included Balance Sheet, P&L Statement, and Accounts Receivable.

Dan Allexan and Gabe Dillon, members on the Finance Committee, will review the 2025 end-of-year reports. These reports will be awaiting approval from the Board before distribution at the Annual HOA meeting in June. The reports will aid in creating the 2027 Proposed Budget. The Proposed Budget will be presented to HOA members at the Annual Meeting in May or June 2026 for approval.

A CD in the Reserve Account at Parkside Federal Credit Union will be maturing on January 29<sup>th</sup>, 2026. A motion was made by Rick to renew this CD for another 3-month term; the motion was approved by Sheila Book, and the motion passed.

Only one homeowner has not paid HOA dues from 2023-present. A lien was put on the address of 84 East Nicklaus and updated in April of 2025. A motion by Dan Allexan was made to update the lien in April 2026 if the balance was still not paid. The cost to put a lien on a property is \$5. The motion was seconded by Rod Smythe, motion passed.

**HOA Manager's Report:** Jenn Hausmann

The 2026 Directory was printed January 19<sup>th</sup> and is available for residents to pick up in the foyer of the Community Center. The directory was paid with ad space from local businesses at no cost to the HOA for the directory.

1099 Report was submitted for 2025 for four subcontractors:

Jody Campbell-cleaning, Steve Hanson-CRS Lawn & Property Maintenance, Galanti Lawn & Tree Care, LLC, & Big Sky Landworks.

The Annual Business Report will be filed online in February 2026. The filing fee is waived by the Secretary of State again this year. A motion was made by Dan Allexan to file 2026 Annual Report, seconded by Sheila Book. Motion passed.

Brian Gilbertson, CPA, filed the HOA tax returns in 2023 & 2024. Sheila Book made a motion for Jenn to prepare 2025 information in February for Brian Gilbertson, CPA to prepare 2025 taxes. Dan Allexan seconded the motion. Motion approved.

**PRESIDENTS REPORT:** Rick Ohs

In December, the HOA hosted a social hour for residents of Village Greens. It was a fun event at the Community Center. About 50 attendees brought appetizers to share. A great evening with neighbors. The HOA Board will look at hosting more events in 2026. Residents in Village Greens had beautiful Christmas home displays. Their efforts and holiday spirit enhanced the charm of our neighborhood and contributed to a warm, festive atmosphere for all to enjoy. The Board thanked those who helped make Village Greens a welcoming community during the holiday season.

The following homes are the winners of our decorating contest, and each received a \$20 Papa Murphy's gift card: 167 Palmer Dr.- Bridges Residence. 174 West Nicklaus Ave- Schwartz Residence. 115 Ritzman Dr.- Spear Residence  
There were many impressive efforts and honorable mentions throughout our community on every street.

A resident in Village Greens arranged to have a donation bin set up in the foyer of the Community Center for the Food Bank during November and December and was able to take these donations to the Food Bank weekly.

A Giving Tree was also set up in the Community Center by Village Green residents for Evergreen School. Tags with children's names were available for people to buy a Christmas gift for.

The Board thanked our residents for their generous support and these donations were very much appreciated during the holidays.

On December 8<sup>th</sup>, 2025, Rick & Sheila met with Jenn, HOA office manager, for performance review of duties and responsibilities. There has not been a performance review since 2022. Jenn works 10-14 hours per week at the request of the GVG HOA Board. Office hours vary week to week, and emails are responded to daily. After review, Rick presented in email to the GVG HOA board members an increase in wage starting in January 2026. A motion to increase the wage for Jennifer Hausmann was presented and approved by all board members, and a motion passed. The Board thanked Jenn for her dedication and hard work.

Rick met with Tony Reiner, the new Village Greens Golf Course General Manager. The golf course has many changes ahead, including Cross Country Skiing Course. Residents can inquire in the ProShop and sign up. We are hoping for more snow this winter to enjoy. A Golf Simulator is in the construction process!  
Lums Deli is expanding its menu, providing discounts for residents of Village Greens. They are discussing a possible delivery service to Village Greens residents, a Neighborhood Door Dash from Lums Deli. More information to come.

## **COMMITTEE REPORTS**

### ***City Liaison:***

After meeting with Evergreen Water & Sewer, Denny reported that the irrigation water line at the East Nicklaus entrance will tie into their system. The HOA will be continue to be responsible for any costs in completing the tie-in process but will no longer have a monthly water bill. The HOA will continue to maintain the mowing and weed spray around that area going forward.

The City has on their schedule for 2026 to overlay on north Palmer Dr. Plans for road repair on Ritzman will be on the 2027 calendar.

***Maintenance:***

Denny reported that the hedge on Evergreen Drive, HOA property, was trimmed in November 2025 by Big Sky Landworks for \$4250, as approved by the Board in November.

The contracts for Land-Tech, mowing and snow removal was discussed on January 29<sup>th</sup> with Josh Peters from Land-Tech, Rick Ohs, Denny Falcon, and Rod Smythe. The current contract expires March 2026. After reviewing the current contract, a revised contract for mowing April-September will be presented to the Board for review. Snow removal will be separate from this contract.

Galanti Land & Tree Care, our weeding and fertilizer provider for HOA common areas, will be sending estimated rates for 2026 for approval in February 2026.

The intersection of Palmer and Nicklaus, adjacent to the west entrance, will need to have landscape improvements for the visibility issues surrounding this intersection as well as for esthetics. Village Greens Golf Course is responsible for the two north corners of this intersection. The HOA is responsible for maintaining from West Evergreen to the intersection. The golf course will use their crews to complete this project for their two corners. The committee will seek bids for the other two corners and report back to the Board.

Rod Smythe has brought to the Board attention the condition of the bluff on West Nicklaus. Rod has been reviewing the binder of information regarding the bluff from years past. Board members will continue to watch and assess.

Upcoming projects in 2026 for the HOA Board to research:

- East Nicklaus entrance landscaping.
- Palmer/Nicklaus intersection landscape improvements.
- Community Center Roof.

Evaluate the roof of the Community Center. Is this a project for 2026? The current roof is about 20 years old and funds from the Reserve Account would pay for this update.

***Architectural Committee:***

Sheila reported 14 approvals during 2025, three new home builds, and 2 pending reviews. The approvals were for new roof replacements, deck additions, landscape projects, and exterior paint colors. The committee is still requesting more committee members to join the committee to review Architectural requests.

***Community Center:***

In November Nancy, Marcia, and Sheila decorated the Community Center for the holidays. New decorations were donated by residents.

Security cameras were purchased and installed at the Community Center in October 2025. Signs stating 24 Hour surveillance were posted on the entrance to the Community Center, HOA office doors, and the multi-use gate.

Group use agreement forms will be reviewed for liability protection by the Board. Sheila reported after review of Community Center in November, on average 100 residents use the Community Center weekly, spending 3-5 hours per group. Nancy and Jenn organize these group events with their requested dates and times. Residents and non-residents attend these groups. Non-residents pay \$5 per time. A copy of the current agreement is attached to these minutes.

***Multi-Use Facility:***

Evaluate the condition of the courts for resurfacing. Jeff Henning and Dan Allexan will look into options to present to the Board.

***Old Business:*** none

***New Business:***

The Annual Neighborhood Garage Sale is scheduled for May 29<sup>th</sup> & 30<sup>th</sup>. The HOA will advertise for this event.

The Annual meeting will be held in May or June 2026. The date will be determined at a future HOA Board meeting.

**Meeting Adjourned** at 6:15pm