

GLACIER VILLAGE GREENS HOA MEETING
BOARD OF DIRECTORS
November 4th, 2025, at the Community Center

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

DIRECTORS ABSENT:

MEETING NOTES: Recorded by Jennifer Hausmann, HOA Office Manager

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

INTRODUCTION OF GUESTS: Nancy Benson, Marcia Reinke, Pete Kingsbury

APPROVAL OF MINUTES: Minutes from July 15th were approved by email dated August 4th, 2025, from all Board members.

FINANCIAL REPORT: Jenn provided the Board with the financials dated October 30th, 2025. They included the Balance Sheet, P&L YTD, and A/R report. The income to date is \$89,164.07. Expenses are \$77,790.15. The Reserve Fund account at ParkSide Federal Credit Union balance is \$170,526.13. The financial report was approved as presented.

Gabe Dillon made a motion to transfer to the Reserve Fund the 2025 contribution in the amount of \$17,568, from the Operating account, as approved by the membership in the 2025 Budget. Dan Allexan seconded the motion, motion passed.

A 3-month CD at Parkside Federal Credit Union will be maturing Dec 11th, 2025. Gabe made a motion to renew for another 3-month term, Dan Allexan seconded the motion, motion passed.

OPEN FORUM: none

HOA Manager's Report: Jenn Hausmann

- Jenn reported the A/R report. Out of 488 homes, 2 residents have outstanding balances, with 1 of those having a lien.
- Jenn is creating the 2026 Directory and will have it ready for residents in January 2026. Ad space from local businesses will fund the cost for the directories. Darlington Cremation & Burial Service, Ortho Rehab, Farmers-Shaine Reece, MC Tire, Dr. Kurt Lindemann DDS, Lums/Village Greens Golf Course, Insty Prints, and Glacier Medical Assoc. Insty Prints will be creating and assembling the directories.

PRESIDENTS REPORT: Rick Ohs

- An Appreciation luncheon was hosted and served by the HOA Board in August for the staff and maintenance crew of Village Greens Golf course. All GVG HOA Board and committee members were invited to attend. Rod & Denny prepared the ribs to serve alongside salads, fruit, and brownies prepared by GVG HOA Board members. Glacier Village Greens and Village Greens Golf Course continue to maintain a strong and cooperative relationship, collaborating effectively to maintain the common grounds. The total cost of food was \$197.
- The Fall Fling Golf Scramble, held in September, was well attended with great weather and participants showing up in their Cat/Griz-themed decorated golf carts. A popular addition this year was the taco bar from Lums Deli and a putting competition for golfers and non-golfers. About 77 residents were in attendance with 40 golfers entering the scramble. Residents and golfers were offered a reduced lunch at Lums Deli for \$10/person. Hole sponsors and entry fees funded the Fall Fling Golf event. \$45 was spent on hole prizes.
- The OctoberFest hosted by the HOA Board was well attended on October 19th. About 55 residents attended. All participated in competitive rounds of bingo! The HOA Board provided brats, chips, cookies, and ice cream cups. Members brought their own beverages and enjoyed the afternoon. Donations from those in attendance totaled \$100. The cost of food totaled \$161.76.
- On November 1st, the HOA hosted Coffee and muffins for GVG residents from 9:30am-10:30am at the Community Center. Sheila and Marcia hosted and made pumpkin muffins for this event. About 35 people were in attendance.
- A neighborhood social is planned for December 12th in the Community Center. Flyers will be displayed in the message boards, inviting residents to stop in and visit neighbors and celebrate the season together. This is a free event, encouraging attendees to bring an appetizer to share and BYOB (bring your own beverage). There is no expense for this event.
- For the month of December, members from the community will be voting on the most festive home displays and winners receiving a \$20 Papa Murphys gift card. Rick made a motion to purchase three Papa Murphys gift cards for those home display winners, seconded by Sheila Book. Motion passed.

COMMITTEE REPORTS

City Liaison: none

Maintenance:

The hedge on Evergreen Rd, HOA property, will be trimmed in November. Big Sky Landworks has submitted a bid for approval. Denny presented the bid for \$4250. Rod made a motion to have the hedge trimmed by Big Sky Landworks in November for the bid presented. Dan seconded and all approved. Motion passed.

The contracts for Land-Tech, mowing and snow removal will be reevaluated in January. The current contract will expire in March 2026.

Galanti Land & Tree Care, our weeding and fertilizer provider, will be sending an estimated rate for approval in January 2026.

Architectural Committee:

The neighbors of 237 W Nicklaus have presented to the Board their concern with the new drainage system and rock wall. The Board has been communicating with the owner and builders of the lot to address these concerns. Members of the Architectural Committee and Board members have visited the site and communicated with the neighbors. The home is currently under contract for sale.

Dana Anderson has resigned from the Architectural Committee. Sheila, Marcia, and Joni continue to review requests. Sheila encourages other residents to join the committee to help with future reviews.

Community Center:

Nancy reported November and December are usually slower months for rentals. The events help with Community Center expenses. Monthly expenses are averaging \$1200.

Discussions continue for adjustments to Community Center rental contract for 2026 events. The Community Center organizes these paid events as its only source of income. The income helps maintain the Community Center. This is a full-service facility with a kitchen, men & women's bathrooms. We offer tables and chairs to help renters offset the costs of renting tables and chairs elsewhere. The updated facility, available parking, and outside activity area make the facility a popular destination for events. After continued discussion on possible rates for the Community Center, Mark suggested to continue to monitor the upcoming events and comparing them with other rental facilities. A spreadsheet with the type of events, number of people, and hours used will be created to

help monitor these events to establish a rate. In the meantime, \$200 minimum and \$350 maximum is established based on type of event. The time of year will also determine the rate, with summer and graduation dates being the most requested times. Types of events we have at the Community Center include birthday parties, baby showers, wedding showers, family dinner parties, holiday parties, memorial receptions, wedding receptions, weddings, and graduation parties.

The Community Center continues to provide the center for regular weekly and monthly groups. Groups include daily exercise, monthly bunco, Mahjong groups, a sewing group, bridge, and recently added Pinochle. Non-residents continue to pay \$5.

Multi-Use Facility:

Jeff has been researching companies that can resurface the pickleball courts in the spring if needed. Jeff and other residents who play pickleball will assess the courts in the spring. Dan Allexan has offered to help with the process and serve on the committee. A reservation system will be available on the Village Greens HOA website in the spring.

Old Business: none

New Business:

Members from the Board will be decorating the Community Center November 23rd at 1pm. A community member will be placing a bin for Food Bank donations in the foyer during the Christmas season. She will take donations weekly to the Food Bank.

Meeting Adjourned at 6:12pm