

**GLACIER VILLAGE GREENS HOA MEETING
BOARD OF DIRECTORS**

July 15, 2025

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

DIRECTORS ABSENT: Mark Owens

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, Gloria Schmidt, Ivy Clements

APPROVAL OF MINUTES: May 15th and June 19, 2025, minutes were reviewed and approved as presented via email by Board members on June 22, 2025. These minutes have been posted on the website.

FINANCIAL REPORT: Jenn provided the Board with the financials dated July 14th, 2025. They included the Balance Sheet, P&L YTD, and A/R report. The income to date is \$79,260.24. Expenses are \$59,073.65. The Reserve Fund account at ParkSide Federal Credit Union balance is \$169,682.15. The financial report was approved as presented.

OPEN FORUM: none

HOA Manager's Report: Jenn Hausmann

Jenn reported the A/R report and was able to report that out of 488 homes, 4 residents have outstanding balances, with 2 of those having liens. There have been 12 title transfers to date and 4 pending sales.

Jenn will create new Welcome packets to be distributed to new residents. HOA business cards are ordered. They will include office phone, email, and website information.

Jenn is creating the 2026 Directory and will have it ready for residents in December.

PRESIDENTS REPORT: Rick Ohs

Rick presented 'wins' for our community this month. The new Board members and committee members were welcomed to the GVGHOA Board.

The ice cream social was well attended, and all Board members and committee members present and were able to visit with those in attendance.

COMMITTEE REPORTS

City Liaison:

Denny was able to report that the work on Evergreen would be completed this summer. Whitefish Stage Road to the bridge on Evergreen will have a new overlay.

Maintenance:

The landscape project at the west entrance has finished, and many residents have complimented the Community entrance landscape as well as the flags presented on the 4th of July. Plans for East entrance landscaping will be planned for 2026.

The east entrance water valve has been leaking and will need to be repaired or replaced.

Architectural Committee:

Sheila reported that 3 new construction homes have started.

Requests for paint colors and roof replacements have been reviewed and approved.

Community Center:

Nancy reported many new events for the upcoming months: parties, memorials, bridal showers, and birthday parties. The community center has brought in \$5600 to date. The events are the only income the Community Center has. Monthly expenses are averaging \$1500.

Multi-Use Facility:

Weekly pickleball groups have continued to be scheduled and have added \$2000 to date. Jeff and Katie will provide a beginner's clinic, Saturday, July 19th, from 9am-11am. \$5 per person.

Sarah Gauthier has created a GroupMe app group that has increased members and more residents playing weekly.

The reservation system www.holdmycourt.com, continues to work for those wanting to schedule their times.

Old Business: The American flags and Montana flags were a great presentation on the 4th at both entrances. Denny & Pete set up the brackets for the flags. The flags will be flown on specified holidays. The total cost was \$612. Donations from residents covered the cost of this project. Village Greens golf course also helped with the remaining balance.

Jenn will get a picture of the entrances from the 4th of July and have this framed for display in the Community Center.

New Business:

The 30th Annual Fall Fling Golf Tournament is scheduled for September 7th. Participants can decorate their cart with CAT/GRIZ theme. Competitions for putting are planned for golfers and non-golfers. Lums Deli will provide a featured meal for the Awards ceremony.

Flyers will be displayed in the message boards by mailboxes.

The Board discussed keeping the horseshoe pits behind the Community Center and Gabe, Rod, and Denny will repair the horseshoe pits this month.

Meeting Adjourned at 5:55pm