

GLACIER VILLAGE GREENS HOA MEETING
BOARD OF DIRECTORS
May 15, 2025

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

DIRECTORS ABSENT: Gabe Dillon

MEETING NOTES: Recorded by Jennifer Hausmann, HOA Office Manager

MEETING CALLED TO ORDER: 5:00 PM by President Lee Pinski.

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

APPROVAL OF MINUTES: March 20th, 2025, minutes were reviewed and approved as presented.

FINANCIAL REPORT: Jenn provided the Board with the financials dated May 15th, 2025. They included the Balance Sheet, P&L YTD, and A/R report. Total Current Assets are \$355,447.22 compared to 5/15/2024; \$309,050.39. The income to date is \$71,290.65 compared to 5/15/2024; \$90,444.57. Expenses are \$35,475.38; compared to 5/15/2024; 61,876.30. The Reserve Fund account at ParkSide Federal Credit Union balance is \$168,090.96. The financial report was approved as presented.

OPEN FORUM: none

HOA Manager's Report: Jenn Hausmann

The 2026 proposed budget will be presented to the homeowners at the Annual HOA meeting for approval.

Currently, the transfer of title fee GVG charges is \$100. This fee is paid by the Title Company, which is collected at the time of sale. Discussion of increasing this fee was discussed. This topic will be discussed at the next Board meeting.

COMMITTEE REPORTS

City Liaison:

Denny talked with the City of Kalispell regarding overlay schedule for 2025. Due to lack of funds for 2025, the overlay will not be completed on Palmer Dr,

Ritzman Ln, and Hogan Ln. The City will be continuing the patchwork project on West Evergreen from Whitefish Stage Rd to the bridge on Evergreen.

Maintenance:

Kyle Gable with Big Sky Landworks has submitted a bid for the landscaping project at the entrances to Village Greens. Lee has asked for a motion to approve the bid of \$11,625 via email, all approved, motion passed. As of May 15th, this project has started.

Rod provided bids at the March Board meeting from Crome Pro Seal for parking lot repair at the Community Center. Lee has asked the Board via email for approval of \$3,747, all approved, motion passed. Work for this project will start after May 2025.

Architectural Committee:

Sheila reported 6 requests have all been approved. Requests included roof replacements, 2 new paint colors, and 1 fence installation.

Social Activities:

No committee members were present at the meeting to report.

Coffee and donuts will resume in August due to scheduled events in the Community Center during June and July. The SAC committee meets on the first Tuesday of the month to organize social events.

Jenn reported the current balance on the SAC account at Glacier Bank is \$1956.29.

The Board has requested from the committee a budget and list of planned events. Discussion continued regarding the direction of this committee. Further discussion will follow at the next board meeting. The SAC committee has been informed of the Community Center contract that no event of a political nature will be conducted by speakers at the coffee and donut events or any other events.

Community Center:

Nancy reported many new events for the upcoming months; graduation parties, memorials, and birthday parties.

Multi-Use Facility:

Jeff Henning was unable to attend this Board meeting. He prepared the courts in April and the courts are open for play. Many have started weekly pickleball groups. Sarah Gauthier has created a GroupMe app group and has also started a beginner's clinic. The reservation system www.holdmycourt.com, continues to work for those wanting to schedule their times.

Old Business: none

New Business:

Community wide garage sale scheduled for June 13th & 14th. The HOA will advertise this event.

The Annual Glacier Village Greens HOA meeting will be on Tuesday, June 10th at 6pm in the Community Center. Notice of this meeting has been emailed to homeowners. On May 20th, homeowners will receive an email with the meeting Agenda, 2024 GVGHOA Minutes for approval, Proxy forms, 2024 Financials, 2026 Proposed Budget for approval. Flyers will also be posted in the message boards by mailboxes and in the Community Center foyer.

Election of Board Members.

Two 3-year positions are open for nominations at the Annual HOA meeting.

Meeting Adjourned at 5:55pm

Next Meeting: TBD