



Glacier Village Greens HOA Annual Meeting Tuesday, June 25th, 2024

BOARD MEMBERS PRESENT: Lee Pinski, Jeff Henning, Linda Marks, Rick Ohs, Denny Falcon

BOARD MEMBERS ABSENT: Sherry Miller, Mark Owens

MEETING NOTES: Recorded by Jenn Hausmann, HOA Manager

Meeting called to order at 6:05 pm by President Lee Pinski. The quorum was met with 57 in attendance and 14 proxies received.

Minutes approved as presented from June 2023 Annual Meeting.

Treasurer Report: Rick Ohs presented the 2023 financials to the membership, which included Balance Sheet and Profit/Loss Statement for the year ending December 31, 2023. Total Current Assets \$248,674.09, Income \$111K, and Expenses are \$79,391.24. The biggest expense the Board pays for is Landscaping.

Operating Funds, a checking and savings account, are at First Interstate Bank with a total balance of \$63,671.79.

The Reserve Fund balance is \$125,758.33. The Reserve Fund is at Parkside Federal Credit Union. The Reserve Fund has a savings account, money market account, and a CD.

Accounts Receivable, as of June 25, 2024, are at \$1,570; which includes 4 unpaid HOA 2024 dues. A lien has been filed for 84 E. Nicklaus.

The financials were approved as presented.

2024 Annual dues will remain the same, \$180. \$36 of the \$180 is contributed to the Reserve account.

HOA Managers Report:

A new 2024 HOA Directory was available in October of 2023. Jenn has updated the contact list and directory. Newsletters are emailed throughout the year to inform residents of events, updates, and community information. Newsletters are available by email and extra copies are available in the foyer of the Community Center and on our website.

Jenn thanked the community for their quick and prompt HOA payments this year. Many were able to provide updated information. The next directory will be created in the fall 2025. There were 29 title transfers in Village Greens in 2023.

Presidents Report:

Lee read from his letter sent to the Homeowners in June.

"The homeowners board is comprised of 5 members plus a delegate who represents the developer of Glacier Village Greens. The board members and all committee members are volunteers. The board elects a President, Treasurer, and Vice President who have the sole responsibility for daily management of the HOA. We will be voting on 3 board member positions during the June 25th annual GVG HOA meeting.

The purpose of the Association is to maintain the common areas including parks and conservation areas within the HOA's boundaries. The common areas generally maintained are the Community Center, the park off of East Nicklaus, the grounds outside the fence on the south side of Village Greens, the entranceways, and the pond and grounds adjacent to the Community Center. The HOA Board meets when one or more board members deems it necessary to discuss and vote on actions needed for the well-being of the community.

Over the years, the Board has been transparent and frugal in its management of the Association. Basically, we can't move forward without volunteers.

The volunteer style of management of Glacier Village Greens has worked well since its inception back in the late 1990s. Because volunteers have stepped forward our HOA dues have remained very stable and low. However, if not enough people volunteer to be on the HOA Board and its committees the HOA will have to resort to hiring a management company to control and maintain the common areas. A couple of years ago the Board looked at the possibility of hiring a management company and learned that our dues would increase from \$180/yr. to nearly \$500/yr. per homeowner.

In 2020, the HOA Board approved hiring a Manager. This is a paid position, and the Manager conducts business at the request and direction of the Board. The Manager is not a voting member of the Board. The Manager does not work 8 hours a day 5 days a week but works when the Board deems it is necessary. This arrangement has worked well for all and it has kept our expenses low. The manager is available to take information from residents and pass it on to the Board or respective committee.

If you are interested in helping the HOA continue on a volunteer management style, please call or drop by the HOA office and leave your name, email address, and phone number. You may also contact a current Board Member”

Committee Reports:

Community Center- Nancy has continued to schedule events for the Community Center. The Community Center income for 2023 was \$8,643. Several regular weekly groups use the facility. Residents can join weekly groups at no cost, guests can join for \$5/person. Nancy can assist those interested in group events, rental contracts, and rates. The Community Center has hired a monthly cleaner to maintain the facility throughout the month. Groups are responsible for cleaning after their event.

SAC- Kelsey presented the SAC schedule. Coffee & donuts continue on the first Saturday of every month with guest speakers. There will be no Community Garage Sale this year, usually served as the SAC fundraiser. Upcoming SAC events have been posted in the Community Center Foyer. The Spring Fling Golf tournament was cancelled this year and the Fall Fling & Fall BBQ is scheduled for September. An Ice Cream Social is scheduled for July. The checking account for the SAC is at Glacier Bank. The SAC is also welcoming new members to its committee.

Maintenance: Lee presented to residents the projects completed and upcoming. A 3-year contract with LandTech was renewed to continue to maintain HOA common areas and snow removal at \$2200/mo.

Maintenance of the Community Center has been maintained. The furnace was serviced, the water heater cleaned, and shrubs will be trimmed this summer. Filters are replaced every six months.

City Liaison. Denny Falcon reported that the city will be completing the resurfacing of East Nicklaus at the end of June and will also paint the street to mark the cart path. The City will address plans to overlay Palmer, Ritzman, and Hogan Street in 2025.

Multi-Use: Jeff has set up nets and prepared the courts this spring. Weekly groups can be set up through www.holdmycourt.com As of June 2023, the Multi-use courts have been fully paid through residents and private donations and access fees. \$3,131 was collected in Activity Court access fees in 2023. Weekly pickleball groups have been created by residents and continue to bring in new members. Clinics will be planned to increase interest in pickleball.

Architecture Review: Linda Marks presented to the residents that 29 project requests were presented in 2023 and 14 project requests to date have been submitted for approval. To name a few; 5 new house paint, 5 landscape updates, 3 deck projects, several golf screen requests, 2 driveway resurfacing, 2 fence requests, and 6 new builds.

From the Golf Course: Logan is available for golf instruction. Call the club house to schedule your lessons or visit www.montanagolf.com for course information or make tee times. Lums Deli is open 7 days a week and open to the public. Reminder to homeowners that

the easement at the north end of the golf course is emergency access only. Please keep pets off the course at all times. Village Greens is not open for snow shoeing or skiing during the winter months. The course is also not open to the public for walking.

The Board plans to host an appreciation luncheon for the maintenance committee grounds crew and Village Golf staff in August.

Old Business: none

New Business:

1. 2025 Proposed Budget.

The Board presented the Proposed 2025 Budget to the residents for approval. In this proposed budget, it has been noted that there is no increase to 2024 HOA dues. The Reserve Fund is funded to ensure adequate monies available for future planned expenses, as well as unforeseen expenses the HOA could incur. The costs associated with overseeing and maintaining about 35 acres of HOA common areas continued to increase.

A vote to approve the 2025 Proposed Budget was taken by those in attendance. 57 for and 0 against.

2. Board elections:

Sherry Miller, Linda Marks, and Jeff Henning have not renewed their positions on the Board. Three 3-year positions are open on the Board.

Lee made a motion to nominate Sheila Book to the Board, seconded by Linda Marks. Motion passed by acclamation.

Jeff Henning made a motion to nominate Gabe Dillion to the Board, seconded by Linda Marks. Motion passed by acclamation.

Rich Ohs made a motion to nominate Rod Smthye to the Board, seconded by Jeff Henning. Motion passed by acclamation.

The Board meeting to elect officers will be June 28th.

QUESTIONS, COMMENTS, AND ANNOUNCEMENTS:

- 1) none

Meeting Adjourned at 7:05pm