

Glacier Village Greens HOA Annual Meeting
Monday, June 13, 2022
6:00 P.M.

BOARD MEMBERS PRESENT: Denny Falcon, Lee Pinski, Katie Chamberlain, Linda Marks, Jeff Henning

BOARD MEMBERS ABSENT: Mark Owens, Sherry Miller

MEETING NOTES: Recorded by HOA Office Manager, Jenn Hausmann

Meeting called to order at 6:05 pm by President Denny Falcon.

Introduction of Board members and Guests: Introduced Kelsey Schwartz as representative of the SAC. Denny thanked Keith Evenson and Kathleen Cotner for their many years on the Social Activity Committee. Keith & Kathleen were part of the original group of residents who established the SAC. Their dedication to the committee and Village Greens community was so very much appreciated and they will surely be missed.

Minutes approved as presented from July 13th, 2021 Annual Meeting

HOA Office Manager Update: Jenn Hausmann reported she has continued to update the Glacier Village Greens HOA directory and distributed the updated directory in September, 2021. Newsletters have been emailed and posted, updating upcoming events and reminders. The office and HOA Manager position was created last spring and has continued to transition responsibilities. In an effort to centralize business affairs, Jenn has been working with Guy LaVoie to begin managing the QuickBooks. In the future, HOA dues will be able to be mailed or dropped off at the HOA office. Forms can be emailed, picked up at the HOA office, or will also be available in the Community Center foyer.

2021 Financial Report: Katie Chamberlain reviewed the financials, provided by Guy LaVoie, to the membership, which included Statement of Assets & Liabilities and Statement of Income & Expenses for the year ending December 31, 2021. Year-end Assets were listed at \$184.8k. Income for 2021 was \$95.8k while Expenses were listed at \$66.4k. Accounts receivable had a balance of \$3,143.37 as of June 2, 2022. Reserve Fund had a balance of \$60254.77. as of May 31, 2022. Financials were approved as presented.

Golf Course Update: Denny Falcon presented to the HOA reminders from the golf course. The emergency entrance located between East Nicklaus and Palmer is not to be used for walking or for carts. Village Greens golf course is a private course and reminds homeowners that there is no snow shoeing, cross-county skiing, walking, or pets allowed on golf course. Village Greens Golf course currently has approximately 350 golf members. Denny encouraged those in attendance to continue to support the golf course. Logan is a certified instructor and available to help you with your golf game. Call the office to schedule a teaching session. The Pro Shop and Lum's 19th Hole, are open to the public and offer a great menu. Both are open 7 days/week.

Committee Reports:

- 1. Maintenance:** Lee Pinski presented the current projects. He informed the membership that the HOA is in the final year of a 3-year contract with Land Tech Landscaping for snow removal and mowing of the common areas. Land Tech Landscaping has expressed to the committee that they are interested in continuing to provide their services but the next contract will reflect their continued increase in costs, somewhere around a 15% increase across the board.

Lee is currently seeking bids from contractors for trimming the hedge adjacent to West Evergreen.

Members from the community expressed their concern of the many dead trees in the common areas. Denny reminded the membership that almost \$11,000 was spent on tree removal in 2021, and almost \$30,000.00 over the last 5 years. The main concern of the committee has been the removal of dead trees that may present a dangerous situation to surrounding properties, and will continue to address this going forward.

2. **Public Relations:** Linda Marks reported that her and committee member Pat Morgan have welcomed 33 new homeowners into Village Greens since the last Annual Meeting.
3. **Social Activity:** Kelsey Schwartz and Nancy Benson are co-coordinators for the Social Activity Committee (SAC). Kelsey presented the upcoming activity dates for the 2022 year. These events are listed in the Community Center, Newsletters, and website.
4. **Architectural Review:** The committee reviewed 20 requests in 2021. Linda reminded members that they must submit forms to the office if they have any outside remodel projects, including paint colors and any home or landscape changes. Forms are available in the foyer of the Community Center or website.
5. **Community Center:** Denny reported the remodel was \$16,200. Masterpiece Carpet had the bid to replace our flooring with a plank vinyl throughout the Center. Many volunteer hours from community members helped with painting and cleaning. Rental rates were updated for renting the Community Center. Rental contracts can be found on the website and in the foyer of the Community Center.
Denny reminded members that anyone not a member of Glacier Village Greens HOA pays a \$5/time rate for private meetings.
6. **Multi-Use Facility:** Jeff reported that several beginners pickleball clinics have been very successful. Reminder that the hours to use the courts are from 8:30am-8:30pm. Denny reported that to date, the pickleball access fees collected to use the courts is \$30,069, so we are well on our goal of repaying to the general fund the approximate \$42,000 borrowed to build the courts. Jeff also reminded members to please wear proper shoes when using the courts. Access fee forms are available on the website, from the HOA office, and located in the foyer. Daily use fee is \$5 per person for those who do not have a Lifetime or Annual Use Access Pass.
7. **Neighborhood Watch:** Denny reported that because of an inability to retain enough block captains, the extent of the committee is encouraging homeowners to set up an account on *Nextdoor* app. to monitor suspicious activity within the community. He reminded residents to keep outside doors locked and develop a communication with your neighbors, and report any suspicious activity to the police department.

Old Business: NONE

New Business

1. **2023 Budget:** The Proposed 2023 Budget had been emailed out to the membership and presented to the membership at the meeting for review. Katie and Denny went over the various line items with the membership, and answered any questions they had for the committee. Lee Pinski moved to accept the Proposed 2023 Budget; Cheryl Clark seconded. Secret ballots were collected by the election committee chaired by Lee and tabulated. The Proposed 2023 Budget was passed with 71 votes in favor and 2 votes against.
2. **Election of Directors:** Nominations were accepted for the two Board positions held by Denny and Lee. Denny had indicated to the membership and Board that he would not be seeking a 4th term. Lee was nominated to be re-elected for another three-year term.

A motion was made by Kurt Lindemann and seconded by Linda Marks to re-elect Lee for one of the vacancies. Motion passed by acclamation.

There were no other volunteers or nominations from the floor for the other three-year term. Denny informed the membership that the Board would continue to seek candidates for this position and hopefully have someone to accept it by the June 20th monthly meeting.

QUESTIONS, COMMENTS, AND ANNOUNCEMENTS:

Reminder to have pets on leash. Residents are encouraged to call Animal Control if you notice continued pets off leash.

The repairing and resurfacing of East Nicklaus, Ritzman, and the north end of Palmer will be brought to the attention of the City.

Carol Beaudion inquired about the pond algae and pond maintenance. The Board acknowledged that the deteriorated condition of the pond because of the bluff slide several years ago was an issue they had addressed several times in previous meetings. Denny informed the membership that engineer studies conducted at the request of the Board indicated that the various solutions associated with trying to rebuild and restore it to its original condition were costly, but that the Board will continue to meet with Mark Owens and Mark Salsbury from the golf course to discuss available options from which to explore.

Meeting Adjourned at 7:35.

The next Board meeting is scheduled for Monday, June 20, 2022 at 4pm.