



Glacier Ranch Home Owners Association

July 27, 2017 Annual Meeting Minutes

- Representing HOA Board of Directors, Declarant Buddy Evenson, Board members Amy Joyner, Shannon Hays, Dave Webb, Steve Brimhall, and Property Manager Mary Ernsperger
- Buddy opened the meeting at 7:03 p.m. inside the clubhouse, stating that the meeting would follow the agenda available at the front door upon arrival. Questions and comments would be heard after all presentations, and were to meet a 3 minute time limit.

Old Business

- a. Mosquito Control: Buddy recapped that the Board had worked with Flathead County officials who would have sprayed our area when temperature and wind conditions allowed. Regrettably, that hadn't happened when their crews were available this summer
We will pursue this next summer in a similar fashion with mailing notices that require homeowner signatures.
- b. Clubhouse: Steve and Shannon reported on how the clubhouse is sparsely used, though several new banquet tables and folding chairs have been added.
- c. Financials (see enclosed): Mary started with a look back at 2016 and year-to-date figures for 2017. Attendees were reminded that the board voted in Dec. 2016 not to raise dues for 2017 and will again vote for any potential increase for 2018.
Mary urged members to call her for any clarification 885-6730.
Also, information will be online, www.glacierranchmt.com

New Business

- a. 2017 Budget: Mary provided copies of this year's budget, explaining that because of heavy snowfall, money from savings had to be transferred to checking to cover the overage expense.
- b. Rules & Regulations (see attached): A copy was provided in USPS mail announcement of the Annual Meeting. Shannon led a short discussion, again directing people to call Mary with questions, 885-6730, and receive another copy online, www.glacierranchmt.com
- c. Construction: Buddy reported the following anticipated completion dates:
Phase 3, end of September
Phase 4, end of October
Phase 5, Not owned by Buddy, but he is contracted to complete infrastructure installation on the 11 commercial lots along HWY 2 by the end of 2017. He had no firm information on any business uses on tap for those lots.
A map of Glacier Ranch phases is at www.glacierranchmt.com

Questions, Comments

- Is there a **speed limit** in Glacier Ranch? Can we have Speed Limit Signs? The board heard the concerns and it will be discussed in the near future. Because the roads are on private property, the county is not responsible for signs, the HOA is responsible.

- **Dogs, Cats.** People felt unsafe riding bicycles and walking when residents' dogs are not fenced or on leash. Also, complaints about barking were discussed. In the CCR and R&R, the noise issue is addressed. If the problem happens outside Glacier Ranch boundaries, residents can call Flathead County Animal Control. Complaints for problems within Glacier Ranch should go to the HOA in writing (email) through Mary, <prestigerem@gmail.com>. Amy ensured residents that when they email a violation letter to Mary, the name of the sender is kept strictly confidential.
- **Short Term Rentals.** The group discussed that a home was being advertised as a "Vacation Rental by Owner" type of property. Once the Board receives written verification, they will discuss and see how that violates CCR or R&R. Time limits for long-term guests in **RV trailers or motor homes** are addressed in the R&R document.
- **Clubhouse Rental:** Any resident with a key card can use clubhouse as any time it is not reserved for a private party (hosted by resident or non-resident.) Cost for any person to reserve and enjoy private use is \$35. The only difference is that a resident user does not have to pay the \$200 cleaning deposit that non-residents pay when reserving a time. Shannon hopes that after more months of the **reservation system** overseen by Mary, people can go onto our website to see available dates.
- A resident asked about **outdoor patio furniture**. The board will discuss, and told the resident about the many new tables and 20+ chairs that could easily be used outdoors.
- **Vacant Lots:** Yes, like homeowners, those owning vacant lots waiting to break ground must mow and control weeds. One builder is only able to mow a very small portion until the ground is fully excavated due to an uncommon surface and grade.
- **Burrow pit-** Homeowners are asked to be neighborly by caring for the narrow area between the paved streets and the residential lot. And, no, there is not a predefined type of **landscape rock** mandated for use in Glacier Ranch. It is just expected to look nice and be maintained without weeds or debris.
- **Common areas:** The HOA will pay for troublesome growth in common areas. High grasses are proven to promote mosquito numbers and also pose a danger for fire and hidden wildlife. Where and when mowing happens is up to Board approval and available funds. The county will spray for some weeds, but not all.
- When asked about all the **mowing and need to control weeds**, and how it contradicts the original CCR, the Board explained that leaving all grass in its natural state is not as realistic as the original owners intended. Unless there are complaints about mowing or using weed spray, homeowners are being allowed to water and mow common areas for a positive appearance. "Cleaner is Better" is a phrase often heard.
- **Chip sealing** of all roads. The HOA will be accepting bids for the task, which could be around \$50,000. It will become part of the 2018 budget if approved.
- **Electrical boxes** are unsightly. Buddy Evenson will check with the utility companies about painting or planting near the boxes, as clear identification and access is necessary at all times. Information will be put on website when available.
- **Fireworks.** People asked about regulations, existing, and potential change for next year.
- If property owners want **to speak directly to the board** throughout the year, it is possible to be included at the beginning of a monthly board meeting by scheduling through Mary. 885-6730.

Adjournment

The meeting adjourned at 8:05 p.m.