

Glacier Hills Homeowner's Association
Annual Meeting January 2, 2013
Minutes

Greg Doggett, Board President, called the meeting to order at 7:10 p.m. and thanked all for attending. It was determined that a quorum was present with members or proxies representing at least ¼ of all lots, or at least 13 votes of the 51 eligible lots.

No Board of Directors' meetings were held in 2012, with only phone and e-mail communication as needed. The President reported that in an e-mail poll taken on a proposed Covenant amendment to allow for voted changes to Covenants, rather than signature requirement, 74.5% of all lots voted to approve the amendment. The process and package was prepared to gather the required signatures from lot owners, but has not yet been completed. In the spring, the Board will organize a "signing" meeting with a Notary present.

Insurance coverage was updated on the HOA's policy to include the gates. Trespassers were reported from Billy Reddig's property last spring when boundary boulders were removed from Glacier Hills' property. The President contacted Reddig about the issue and a grader was parked at the site. The grader has since been removed and no boulders were replaced, so the President is again pressing Reddig for a permanent solution.

The Glacier Hills sign was vandalized again on August 20, 2012 by the removal of the letters spelling "Hills". There are currently sufficient letters to replace the missing word, so it was decided to use the remaining plastic letters. If more vandalism occurs to the point where plastic letters are no longer available for repairs, a more permanent solution will be considered to deter further damage.

A request by Kuehn/Walden lot owners to be removed from Covenants coverage and the HOA was denied. After consulting with Tom Hoover, the Board President forwarded a letter to the property owners' lawyer stating in part, "The subject request is respectfully and emphatically declined."

Sandy Welch made a motion to approve the HOA meeting minutes for January 3, 2012. It was seconded by Rich Baginski and approved unanimously.

The Treasurer, Carole Baginski, took the floor and reported on the 2012 budget and spending review. The bank balance on 12/31/2012 stood at \$15,430.72, of which \$1,300 came from early 2013 annual dues payments. The third gate loan payment was

made in November, the final payment will be made in 2013. The 2013 budget closely resembles that of 2012, with a few adjustments to reflect actual expenditures and expected expenses.

Jim Zerbe gave the AERC (Architectural and Environmental Review Committee) report. Two approvals were given by the committee in 2012: a garage/carport for Kuehn/Walden and Doggett's temporary firewood structure. There are currently no outstanding covenant enforcement actions. New guidelines adopted included bear proof garbage storage, reasonable time limit for compliance, height restriction for antennas, poles, other structures, and the tightened height restriction definition. Rich Baginski, an AERC member, reported that the height restriction was employed when a landowner inquired about erecting a wind turbine. Rich also reported on consultations held this past fall between a DNRC forestry official and several landowners. The basic message is that he has pro-offered to create a suggested forestry management guideline for the sum of Glacier Hills based on the observations he made during his visits plus conversations on goals/concerns of the property owners he met with. It would appear he will prepare it over the next few months and have it to us in the spring. Also, he provided Rich with a copy of a field guide to diseases and insect pests of conifers, which he will make available to anyone interested.

CCR/By-Laws Committee met in February. Bylaws and Covenants changes previously approved for full HOA vote included:

- New covenants: Firewise defensible space, Night sky protection
- Amended covenants: Plan review fee, Vehicle definitions, Road maintenance
- Amended bylaws: Annual meeting date, Expenditure authorization and audit, Voting rights suspension

Bylaws and Covenant changes still in development include clarification of prohibition on short term rentals, long-term rental restrictions, non-compliance fines for covenant violations, incorporation by reference of collection policy and procedure, and removal of all mandatory mailing requirements, replacing them with more generic notice requirements which could be satisfied using e-mail.

Cracks were again sealed on the roads this summer and, according to roads committee member Jim Zerbe, the contractor will again be contacted in the spring to seal cracks that were missed. Homeowners Furnia, Zerbe, Baginski, Tennison, Ringdal, and Doggett had their driveways sealed. Entrance gate Access Rules and Guidelines were adopted. Lot owner gate access codes were changed to provide greater security for the development. A new plowing contractor, Whit Jarrett of GDM Construction, was hired. Along with lower rates, the snowplow operator has a Certificate of Liability Insurance and Workmens Compensation coverage, which are required by the State and the HOA. The 2012-2013 Season snowplowing guidelines are:

- An accumulation of 2" or more will signal the need for plowing, when quick melting is not expected.

- Driveway berms will not be specifically plowed. Plow drivers are requested to minimize these to the extent possible during initial plowing.
- No berms are to be left within 20' of the right side (as you enter) of the main entrance gate. This will help to maintain the pedestrian walkway at that location.
- For all issues relating to plowing, the lead contact will be Greg Doggett, 387-4707. His backup will be CJ Furnia, 387-4357.

Under Landscaping and Weed Control, a general Spruce Up Day will be expanded during the summer to include other tasks like weed-eating and brush trimming to maintain the neat appearance of Glacier Hills' entrance. Most lots made at least some effort to comply with weed control efforts, and continued coordination with the county weed control department will continue in 2013. A possible enforcement spray on some lots may occur in the spring. The developer, Bob Spoklie, is willing to provide continued help with weed control. The HOA now possesses a 4-gallon backpack sprayer, which individual lot owners can borrow for short term use.

Spoklie gave a Developer's Update. He will be concentrating in 2013 on finishing development of Phase 4 lots on the west side. The walkway at the entrance gate pedestrian access point was completed and newspaper cubbies were installed. On behalf of the HOA, the President thanked Bob for his financial contributions towards crack sealing, the newspaper cubbies, and right-of-way mowing.

Under Old Business, it was again noted that followup remains to complete action on a new covenant amendment allowing for changes by vote, 67% of all lots, with certification and notarized signatures by the Board.

Under New Business, secret ballots were suspended by unanimous acclamation. Greg Doggett and Bob Spoklie were elected to continue their positions on the Board, also remaining as President and Vice President. Carole Baginski will continue in her Board-appointed role as Treasurer. Victoria Zerbe was nominated to serve on the Board by Jim Zerbe. The motion was seconded by several, and she was elected unanimously. Vicky will fill the position of Secretary. Secret ballots also were suspended by unanimous acclamation for the AERC. Rich Baginski, Helge Ringdal, and Jim Zerbe were elected to continue their positions on the Committee.

As there was no further business, the meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Victoria Zerbe