

GLACIER HILLS HOMEOWNERS' ASSOCIATION
Directors Meeting 1/24/2011

- 1) Board Members Confirmed
Greg Doggett - President
Bob Spoklie - Vice-President
Eileen Schmidt - Treasurer/Secretary
- 2) Secretary/Treasurer's Report
 - a. New Address for HOA
~~260182~~ Glacier Hills Drive — 951, PO Box 260182
Martin City, MT 59926
 - b. Applied/received EIN #
 - c. Closed old bank account/opened new account at Glacier Bank
 - d. Approximately \$3600 on deposit
 - e. Paid out \$2400 for 2 months of plowing
- 3) Discussed weed control plans for 2011. Weed control for all lots (vacant or otherwise) is a County as well as an HOA requirement. Bob said he may be able to have his guys help out, especially with the interior portions of vacant lots. Said to give him a call early in the season to make arrangements. HOA needs to plan on two rounds this year, end of May and around July 1-15.
- 4) Discussed paving plans for 2011. Inquired as to whether Bob's crew could do repairs of cracks and slumps while they were up here doing regular paving on the west side. He said it takes different materials and equipment, but that he may be able to help. He plans to pave the GH Drive West from GH Drive to cutoff to Doggett place, then on up past Doggett lot. He is not sure if the rest of Glacier Hills #4, the Hilltop private road, or the private road to Baginski, Oster, and the Lee Gray lots will be paved this year or not.
- 5) Greg asked about the interpretation of Article VI, 2nd paragraph of the Covenants, concerning road maintenance assessments. Bob stated the intent of the 'beyond the turn off to his or her respective lot' sentence was not related to the main entrance, but rather the turn off from the main roadway to a given lot. In most cases, such a turn off would be the start of a private driveway or road anyway.
- 6) Bob stated that the repair of the entrance lot will be completed by his worker, Bruce. Each letter costs between \$300-\$400 to replace. Greg noted that the letter G needs to be replaced as well, as it is broken.
- 7) Bob will provide the HOA with a copy of the correct entrance gate loan paperwork and year end statements. Loan payments are due on January 20 of each year and must be made out to Three Rivers Bank and sent to Mr. Spoklie, who will ensure the payment is made.
- 8) Bob will provide the HOA with an up to date lot map of the entire development. He will also provide us with whatever area and individual lot maps he can find, topographical maps, etc. Greg also asked him to make arrangements for us to receive electronic versions of as many maps as could be located.
- 9) There was a discussion about having summer (June to mid-September) hours for the entrance gates. Bob very much wants to have the gates open during the daytime to allow browsers to look at available lots. He says several people did not get in this last year because they didn't want to bother a realtor for an entrance code. A possible way to go is to contact all current residents and propose a one month trial. A contact person would be designated to take complaint calls if problems occur during that time. Possible open hours would be M-Th 9AM - 8PM, F-Su 9AM - 5PM.

- 10) There was a discussion about Greg Jones and his position on paying HOA dues and gate assessments. Greg will craft a draft letter in the next week or so to see if we can convince him to pay his share of the gate assessments.
- 11) There was a discussion about the complaint received from Dennis Hertrich concerning snow berms being left in his driveway but not others. Greg will speak with Tony Lietz, the plow driver, to see if there is some way for Dennis's driveway to be either left clear or cleared after being bermed.
- 12) Eileen recommended that the HOA hold a semi-annual meeting this summer.