

GLACIER HILLS HOMEOWNERS' ASSOCIATION
5th Annual Meeting
Meeting Minutes: 1/3/2012

Call to Order

President Greg Doggett called the meeting to order at 7:10 PM

Determination of Quorum

The following members, with multiple voting lots shown in parentheses, were present:

Bob Spoklie (17)
Dolores Mangel
CJ & Barbara Furnia (2)
Jim and Vicky Zerbe
Greg Doggett
David Fischlowitz
Rich & Carole Baginski

The following proxy votes (6) were registered:

Jori Jones
Helge & Carolyn Ringdal
Ron Tennison & Eileen Schmidt
Clay & Cara Brown
Delwyn & Karen Eulberg
Gerald & Janet Jones

The number of those present and proxy votes registered represents (30) members, which meets the quorum requirement of 25% of all member votes present to conduct the meeting. (i.e., 30/50 lots = 60%).

Board of Directors Update

Greg briefly recapped some of the actions taken by the Board in the past year. These have been discussed at length in previous meetings and mail outs. He noted that the Board held three meetings last year.

- A resolution concerning short-term rentals was adopted on 7-25-2011.
- A collection policy and procedure was adopted, and mailed out on 7-25-11 and again on 12-4-11.
- Approval was given to move forward with By-law and Covenant amendments.
- Approval was given for the AERC to adopt several new guidelines.

President's Report

A ballot was emailed to all members starting in mid-September for a vote on changing the annual dues assessment structure. By a vote of 39 to 6 the membership approved increasing the dues assessment an additional \$100 per year for each homeowner with a residence to help cover the cost of snowplowing.

Treasurer's Report

Greg Doggett distributed the Treasurer's report in Eileen's absence (see attached). He noted that at year's end the bank balance stood at \$10,737.76, of which \$4,000 comes from 2012 dues assessments paid to that date. He noted that the 2nd of four payments on the entrance gate loan had been paid early, in September, in order to reduce the amount of interest accrued on the total loan. It is estimated that the remaining two payments, including the accrued interest which comes due in the final payment, can be made solely from the outstanding assessments to be paid this year and next. The proposed budget for 2012 was presented and briefly discussed. There were no amendments proposed or made.

AERC Report

The Committee has drafted a written work process for more consistent management of complaints and violations of Covenants or Building Standards brought to the attention of the Committee by members of the Association. This is in response to persistent stories of inconsistent application & enforcement of Building Standards during the earliest days of Glacier Hills (i.e., a number of years ago). It is believed that the written work process will lead to more equitable treatment of complainants and alleged violators plus more consistent application/enforcement of Covenants and Building Standards going forward.

2011 Building and Improvement applications: Hertrich/Devane garage, Zerbe landscape plan and Baginski landscape plan. All projects have been completed and look great!

Kiosk: Thanks go to Jerry Sidie, CJ Furnia, Greg Doggett, Jim Zerbe, Dennis Hertrich and Rich Baginski for their work to bring the Kiosk at the main gate to reality in collaboration with Scott Santa (ReMax Realty). The Kiosk has been installed along with cubbies for newspapers. Address tags were recently installed for the two properties that receive newspapers. This has eliminated the orange newspaper boxes and improved the appearance of the main entry to Glacier Hills. The map of the neighborhood is in the process of being improved and should be installed later in January 2012. An important aspect of the Kiosk is the ability of owners/realtors to leverage it for the marketing of Glacier Hills properties for sale. This includes aesthetically pleasing display of realtor "rider signs" plus provisions to add flyer boxes to display MLS/contact information. Stickers may also be placed on the map to facilitate locating properties that are for sale by realtors or owners. All flyers/stickers/riders must be preapproved by the AERC prior to inclusion on the Kiosk.

Entry Gate Lighting & Safety: Thanks go to CJ Furnia, Jerry Sidie, Greg Doggett, Dennis Hertrich, Jim Zerbe and Rich Baginski for implementing improvements to the lighting at the main gate to make it less intrusive to the homes nearby while maintaining driver safety at the gate. No significant money was spent to achieve the result.

Guidelines: The following Guidelines have been adopted as recommended by the By-laws Committee and endorsed by the Board and previously shared with all owners -

- Bear-proof garbage control
- Antennas/poles and other structures + unity with building height standards
- AERC enforcement timing clarification
- In addition, the AERC has crafted a Guideline for use of the Kiosk

A policy of distributing Guidelines, CC&R's, gate information, etc. will be adopted by the Board to provide new property owners with this documentation. The AERC would like to be an up-front advisor to new owners to help with interpretation of CC&R's/Guidelines, etc., if needed.

The AERC was asked to consider crafting a restrictive Guideline for fences. The AERC determined that a new Guideline is unnecessary. Fencing will continue to be addressed in building/improvement applications. The AERC will work with applicants to approve/disapprove fencing selection, the same as in the past.

Committee Reports

Roads: Thank you to CJ Furnia and Jim Zerbe, with financial assistance from Bob Spoklie, for organizing the crack sealing and spot repair of the roadways in the neighborhood as well as providing the opportunity for individual lot owners to have private drives paved.

Landscaping and Weed Control: Maintenance and improvements at the front entrance were completed this Spring. Thanks to Bob Spoklie for the wood mulch that was used to spruce up the main entrance landscaping. All but 6 lots made some effort to comply with the weed control effort. Follow up will continue with non-

responders and we'll continue to coordinate our efforts with the County Weed Control Department.

Developer's Report

This past year the following projects were completed – paving of Glacier Hills Drive West, the hilltop roadway, and the west side spur road; repair of entrance sign lettering; completion and paving of the entrance turnaround; kiosk installation; and repair of the slump in the Highway 2 entrance roadway. In 2012 projects include bollards to be installed for the pedestrian entrance and blocking the old entrance to the water tower.

Bob Spoklie said minor hole filling and removal of leftover asphalt piles from the paving project will be completed as soon as weather permits.

Old Business

By-law and Covenant changes, as listed in the meeting agenda, will go out for approval in 2012. Some are still in development and some changes need to be made where cross-referencing errors were discovered. These were also listed in the meeting agenda.

New Business

Bob Spoklie would like to revisit having the gate open for set hours on Saturdays and Sundays during July and August to facilitate the selling of property. Following receipt of a written plan to be proposed by Bob, this will be brought up for reconsideration in the Spring.

A new Covenant amendment is proposed to allow changes by vote. The Board will need a 67% approval rate to pass this amendment. More information will come from the Board on this topic shortly.

A new By-laws Committee has been formed to address new issues and more work that needs to be completed within the next year. Dave Fischlowitz agreed to head the Committee and Rich Baginski, Greg Doggett, CJ Furnia and Vicky Zerbe stepped up to be Committee members to assist Dave.

Elections

Board of Directors - The following HOA members were nominated to serve on the Board and accepted said nomination.

- Greg Doggett
- Eileen Schmidt
- Bob Spoklie

There being no further nominations and therefore no contested seats, CJ motioned that 2011 officers be carried into 2012. Motion carried unanimously. Greg, Eileen and Bob will serve as Board members for 2012. Carole Baginski is to be appointed by the Board to assist Eileen by assuming the treasurer responsibilities. Carole will not have voting rights with regards to Board business.

AERC - The following HOA members were nominated to serve on the committee and accepted said nomination:

- Rich Baginski
- Jim Zerbe
- Helge Ringdal

There were no further nominations and therefore no contested seats. The vote to accept was unanimous. Rich, Jim and Helge will serve on the 2012 AERC committee.

Adjournment

President Doggett adjourned the meeting at 8:55 PM.