

GLACIER HILLS HOMEOWNERS' ASSOCIATION
Meeting Minutes: 1/4/2011

Call to Order

President Sandy Welch called the meeting to order at 7:10 PM

Determination of Quorum

The following members (10) were present:

Sandy and Joe Welch
Carolyn and Helge Ringdal
David Fischlowitz
James and Vickie Zerbe
Mary Devane
Ben and Angela Hansford
Greg Doggett
Jerry Sidie
Eileen Schmidt and Ron Tennison
Rich and Carole Baginski

The following proxy votes (6) were registered:

Clarence Furnia
Barbara Furnia
Jori Jones
Kurt Hertrich
Harold Oster
James Smith (Perpetual Properties)

The number of those present and proxy votes registered represents 16 members, which meets the quorum requirement of 25% of all member votes present to conduct the meeting. (i.e., 16/50 lots = 32%).

President's Report

President Welch discussed the gate status.

- Gate battery system has been purchased and installed.
- 2010 loan payment has been made; 3 more are remaining.
- Total cost of gates: \$53,764.88

Four of the Glacier Hills entrance letters have been stolen; Bob Spoklie has some letters in storage, but is working on getting the remaining letters to replace the letters on the entrance rock.

Currently there are the following fees in arrears:

Association Annual Dues: 3

Gate Special Assessment: 6 (with 3 promises to pay shortly)

Secretary's Report

Treasurer/Secretary Hansford distributed the meeting minutes from the meeting in January 2010. The minutes were reviewed. Dave Fischlowitz motioned to approve/accept the meeting minutes; Eileen Schmidt seconded the motion.

The minutes of the July, 2010 meeting have not yet been located; Eileen Schmidt to locate and distribute.

Treasurer's Report

Treasurer/Secretary Hansford distributed the Treasurer's report (see attached).

- Eileen Schmidt asked what the Architect fees were for. Members of the AERC committee split the \$200 fee paid by members when new houses/major improvements are formerly requested, per Article III, Section 3 of the Covenants.
- The 2011 budget will increase to \$6,800 in total (see attached) to match the expected annual dues revenue. Some category changes were made, mainly to account for increased electricity and phone charges for the entrance gates. There were no requests to increase the 2011 budget.
- The current balance in the HOA's checking account as of 1/3/11 is \$4,384.30.

Elections

Board of Directors - The following HOA members were nominated to serve on the board and accepted said nomination; vote tallies are available upon request.

- Greg Doggett
- Eileen Schmidt
- Robert Spoklie
- Carole Baginski
- Duplicates

During the tabulation of votes, it was found that a few vote forms contained the same name for all three positions. Discussion ensued whether these votes should count as one each for the same person, or if the duplicate votes should be discarded. Since the Association By-laws didn't specify either way, members present voted to discard the duplicate votes and to set a precedent going forward that members should either vote a full slate of 3 separate and distinct nominations, or leave a portion of the slate blank. No duplicates will be allowed in future elections.

Greg, Bob and Eileen will serve on the 2011 Board of Directors

AERC - The following HOA members were nominated to serve on the board and accepted said nomination; vote tallies are available upon request:

- Dennis Hertrich
- Rich Baginski
- Jim Zerbe
- Joe Welch

Dennis, Rich and Jim and will serve on the 2011 AERC committee.

New Business

- A proposal was made to create a website for the Glacier Hills Homeowners' Association where

meeting minutes, budgets year-to-date, AERC forms, etc., could be accessed by members. Dave Fischlowitz suggested that a Facebook community page be created instead, only accessible by our members. Eileen and Greg will forward to Dave a list of items that should be included. Dave will create the page, making Eileen and Greg initial administrators.

- The Landscaping/Weed Control Committee chair, Eileen Schmidt, provided a 2011 budget and report:
 - a. Special thanks to Jim Zerbe for weed whacking the entrance, to Helge Ringdal for saving the Scotch pine from further pine beetle infestation and ultimate death, and to Greg Doggett for his excellent weed control activities.
 - b. 2011 budget of \$705 (see attached) was proposed. Joe Welch recommended that the weed control portion be upped by \$200 since weed chemical costs have increased tremendously. Since the weed control/landscaping budget was combined for 2011, and current total is \$1200, no additional increase to the 2011 budget is needed.
 - c. The front entrance will be re-seeded in the spring and fall of 2011.
 - d. Better weed control efforts need to be undertaken. Specifically, it is recommended the Board send out a letter to members in early spring detailing the requirement to complete weed spraying, with a recommended schedule and a list of contractors. Members will be required to notify the committee when spraying has been completed. Spraying not completed by the recommended schedule will be undertaken by the committee, with the cost passed on to the respective lot owner.
- A proposal was made to create a temporary Association By-Laws/Covenant committee to review the current documents and make recommendations to the board as to necessary changes. Some suggestions made by the members in attendance:
 - e. Change the 10% annual penalty for nonpayment of association dues and/or special assessments to a higher amount, more in line with current industry standards
 - f. Include a requirement that X number of vehicles in running/working order will be allowed on each lot.
 - g. Determine if the developer of the sub-division should continue to have the option of having one vote per each unsold lot.
 - h. Determine if the developer of the sub-division should or should not be required to pay association and/or special assessments per each unsold lot.
 - i. Determine if the developer should or should not be prohibited from serving on the Board of Directors.
 - j. Consider changing the required Annual Meeting from the first business day of January to a later date to better accommodate holiday travel of members.
 - k. Determine the algorithm to be used to assess additional fees for road sealing, so that the intent of the By-Laws will be met (i.e., those that live further within the development shall bear a greater burden than those that live closer to the entrance, and those that currently live in the development shall bear a greater burden than those that have not yet built their home), or to change the By-Laws altogether as it relates to this algorithm.The following members agreed to serve on said committee: Rich Baginski, Dave Fischlowitz, Vicki Zerbe and Sandy Welch.
- It was proposed that a permanent Road/Gate Committee be formed which will have the following responsibilities:
 - a. All things related to the entrance gates (i.e., operation, maintenance, repairs, sale of remote devices, upgrades, user support).
 - b. Road repair
 - c. Road sealing

d. Snow plowing/sanding

The following members agreed to serve on said committee: Greg Doggett, CJ Furnia (via proxy), Joe Welch, Jim Zerbe

- A request was made to make all meeting minutes available as soon as possible (Annual/biannual meeting, Directors' meetings, AERC meetings, committee meetings). This will be accomplished via the new Facebook page that will be created.
- A question was asked regarding what our collection efforts have been to date in collecting delinquent fees. Currently a follow up letter is created, and thereafter a phone call or email is sent. No annual penalty has yet been assessed. Eileen volunteered to draft a collection policy for the Board's approval.
- A request was made to keep the gate open during daytime hours so that drive-by prospective buyers can access the properties for sale. Most present felt this would defeat the purpose of the gate. A recommendation was made that sellers contact Scott Santa to see if he would agree to field such calls, and if his number could then be represented on his future sign of the development for such purposes.
- Greg presented the AERC report:
 - a. Improvements/Modifications Reviewed and Approved
 - 04-14-10 Tennison Garage
 - 05-01-10 Ringdal Entrance Archways
 - 08-23-10 Tennison Pond Widening
 - 09-16-10 Baginski Retaining Walls
 - 10-03-10 Welch Shed Relocation
 - 10-18-10 Furnia Storage Shed/Lean-to
 - b. Building Plans Reviewed and Approved
 - 05-10 Florian Seeger House Plans
 - c. Guidelines and Forms
 - 05-03-10 Improvements/Modifications/Variance Application completed/distributed
 - 05-03-10 Building Application form augmented/updated.
 - 06-24-10 AERC Covenants checklist completed/distributed
 - 06-24-10 Night Sky Protection Guideline completed/distributed
 - 06-24-10 Contractor Guidelines completed/distributed
 - d. Greg requested that the candelabra light bulbs being received free from Flathead Electric be given to him for the front entrance gate if you do not plan to use them, as these lower wattage bulbs will reduce the HOA electric bill.

Adjournment

President Welch adjourned the meeting at 8:35 PM.