

Glacier Hills HOA Directors' Meeting
October 21, 2013

The Glacier Hills HOA Directors' Meeting was called to order at 7:35 p.m., with President Greg Doggett, Vice President Bob Spoklie, and Secretary Victoria Zerbe in attendance. Treasurer Carole Baginski and Architectural and Environmental Review Committee member Jim Zerbe also were present. The meeting included proposal discussions for possible Bylaws and Covenants amendments. The Covenants and Bylaws Review Committee had conducted a full review of the Covenants and Bylaws, and determined the feasibility and advisability of various changes. The findings and recommendations from this committee were forwarded to the Board of Directors for further action, which was undertaken tonight.

The following previously prepared By-Laws amendments were approved by the Board at its July 25, 2011 meeting:

- » Annual Meeting Date – revision of Article IX, Section 1
- » Expenditures Authorization and Audit – revision of Article X, Section 7
- » Voting Rights Suspension – revision of Article IV, Section 1

The following additional By-Laws amendments were presented and discussed at this meeting:

- » Architectural and Environmental Review Committee – new Article XIII
- » Meeting Notice Transmittal – revision of Article IX, Section 3
- » Record Keeping – revision of Article XI

Each amendment was read and discussed by Board members. Vice President Bob Spoklie said the by-laws changes were simple “how we do business” improvements. The Board unanimously approved and recommended for HOA approval all amendments.

The following previously prepared Covenants amendments were approved by the Board at its July 25, 2011 meeting:

- » Firewise Defensible Space – new Section 20 to Article IV
- » Night Skies Protection – new Section 19 to Article IV
- » Plan Review Fee – revision of Article III, Section 3
- » Vehicle Definitions – revision of Article IV, Section 13

The following additional Covenants amendments were presented and discussed at this meeting:

- » Road Maintenance – revision of Article VI, 2nd paragraph
- » Voting on Assessments – revision of Article VI, Section 4
- » AERC Enforcement – revision of Article III, Section 8
- » Home Rentals – new section 6 to Article III and revision of Article IV, Section 1
- » Assessments/Collection – revision of Article VI, Sections 1, 2, 4, 6, & 7
- » Errors Correction – revisions of Articles II through X

Each amendment was read and discussed by Board members. Under Home Rentals, Bob Spoklie said that fractional ownership could become an issue, which may need to be addressed in more detail in the future. The Board unanimously approved and recommended for HOA approval all amendments.

The Board will, in the near future, send by e-mail to the full Homeowner's Association the proposals which require their vote. The Bylaws and Covenants amendments require approval by 2/3 of the full Association membership.

Bob provided his approval votes on all By-Laws and Covenants amendments on hard copy voting forms provided to him at the meeting.

Bob also requested again that the front gates be open on Saturday and Sunday during the summer. The Secretary will put the request on the next HOA meeting agenda.

The vandalism and purchase of letters for the front gate entrance stone was the next issue discussed. Vandals again tore off letters from the stone in the Spring. C.J. Furnia, Jim Zerbe, and the HOA Secretary replaced the missing letters with the last of the remaining plastic letters available, and got estimates for more permanent, metal letters from several contractors. Bob said he would pay for the metal letters when he sells a lot. He will be contacted if another episode of vandalism occurs. C.J. and Jim also will revisit the contractors for estimates for letters with at least 1" sides, powder-coated, and in gold.

Greg reported that Tom Hoover told him he will fix the flaw in the Glacier Hills legal description this fall. A ¼ ¼ section of the development is missing from the Covenants, as the Board discovered when recording the Amendment vote with Flathead County.

2013 weed control efforts were discussed. Bob proposed that for next year he will provide a pickup equipped with two spray tanks and a long hose reel for use by the HOA. In exchange for using the rig to provide weed control on his lots, he will let the HOA use it for all other HOA weed control efforts and will provide necessary fuel, maintenance, and herbicides. He offered to pay Greg for the time needed to spray his (Bob's) lots. Greg also brought up use of the street-sweeper. This rig has been parked in Glacier Hills for several years, with Bob's employees using it to sweep the roads here as necessary. Earlier this year Greg taught himself how to run it, extensively cleaned it up, and did a couple of sweeping runs. It is in urgent need of maintenance, including getting the regular and parking brakes working. Bob will see that it is serviced and returned to the HOA for use.

The meeting adjourned at 9:09 p.m.

Respectfully submitted,

Victoria Zerbe