

Glacier Hills HOA Minutes
February 10, 2009

Call to Order & Opening Comments

President Sandy Welch called meeting to order at 7:05 p.m.

President Welch opened the meeting by thanking Robert Spoklie for his work in the development, including the landscaping at the entrance. She also thanked the architectural committee for their efforts.

Determination of Quorum

The following members were present: Clarence Furnia, Barbara Furnia, Jerry Sidie, Joseph & Sandra Welch, Deloris Mangel, Mary Devane & Dennis Hertrich, Ben & Angie Hansford, Lee Gray, Carolyn Oliver & Helge Ringdal, Ronald Tennison, and Greg Doggett. This represents 12 members present, which is a satisfactory quorum needed to conduct meeting.

President's Report

President Welch presented an update on the liability insurance coverage in place with State Farm and the continuation of snow plowing services by Tom's Backhoe.

Treasurer's Report

Treasurer Ben Hansford presented a financial update. The current balance in the checking account on February 10, 2009 was \$7,058.58.

Budget

The 2009 budget was discussed. It was approved as follows:

Snow removal	\$4,000
Weed Control	\$1,150
Electricity	\$250
Professional fees	\$15
Board/AERC Insurance	\$600
Office supplies & postage	\$50
Entry Landscape Maintenance	<u>\$125</u>
Total expenses	\$6,190

Current income

31 lots @ \$200/year \$6,200

It was agreed that any excess funds will be retained for road maintenance.

AERC Guidelines

Joseph Welch represented the AERC in regards to conflicting language in the CC&R's. These are related to the reference to the building setback of 50 feet from property lines. The AERC recommended that the language be changed to the following in Page 8, Section 4h and Page 10, Section 18: "Any building should be placed 50 feet or more from property boundaries. Consideration for placing structures closer to property lines will be

given to construction on properties of 5 acres or less if the property owner demonstrates good cause and hardship.”

These changes were approved by the members of the meeting.

Other Business

Jerry Sidie asked about the access road off Highway 2 next to campground. Robert Spoklie recommended that it not be used as an entrance, only as an exit. This is due to the wear and tear on the road from autos going up the hill.

The members also had discussions about a gate and additional road paving. It was a consensus of the members present that a gate would be beneficial. Lee Gray offered to research the costs of 2 gates for both entrances.

Elections

Board members – Clarence Furnia made motion, which was seconded by Barbara Furnia, that the same board members be elected. This was approved by majority of members.

The 2009 board members will be:

Sandra Welch, President

Robert Spoklie, Vice-president

Ben Hansford, Treasurer/Secretary

AERC members – The following members were nominated for the 3 positions on AERC: Dennis Hertrich, Greg Doggett, Joseph Welch and Jerry Sidie. All members were asked to vote for 3 of the 4 members. The 3 top vote-getters were: Greg Doggett, Joseph Welch and Jerry Sidie. Per the voting of the members present, these will be the 3 members of the AERC for 2009.

Adjournment

President Welch adjourned the meeting at 7:55 p.m.