

GHHOA DIRECTOR'S MEETING
May 28, 2011

- 1) Eileen provided the Treasurer's report
 - a) We are currently over budget due to snow plowing expenses. All other expenses under budget.
 - b) Current bank balance is around \$5600
- 2) Bob talked about upcoming work on the road right-of-way, which is needed to keep the ice off the road in the winter, protect the asphalt, and for drivers to see wildlife in time to avoid them. He will have his crew come through and cut up any obvious deadfall close to the road, take down trees that are within the 60 foot right-of-way, and generally clean out the brush close to the road. Eileen asked that any trees on his lots not be taken down until fall, in order to give residents the opportunity to transplant them onto their own property. In addition, Eileen asked Bob to talk with lot owners before taking any trees down on their respective properties.
- 3) Greg discussed this year's weed control efforts. He met with a representative of the Flathead County Weed Control Department on May 26. A letter was sent out to all landowners on May 27. Active spot spraying of all road right-of-way areas will begin when the weather allows.
- 4) The pump house property was discussed; Bob said that this property could be developed as a storage area where residents could store their RV's/boats/etc. There are also 2 lots owned by Spoklie, located just to the right of the main entrance, which the HOA may wish to purchase in the future for the same purpose.
- 5) A recommendation was received from the Roads Committee for a covenant amendment to address cost sharing for road maintenance. This would call for all lots to bear an equal share of the cost of maintaining and improving the roadways owned by the Association. The Board accepted this recommendation and it will be brought to the next Association meeting in June for consideration.
- 6) The Roads Committee provided a map of the road system in GHHOA detailing which will be the responsibility of the Association to maintain and which will not. The Board accepted these recommendations as presented.
 - a) The road to the Ringdal/Walden lots is considered private.
 - b) The roadway to Gray's 3 lots is considered private.
 - c) The roadway into the Baginski/Oster lots is considered private.
 - d) The roadway into the Woolley/Gray-Wells lots is considered private.
 - e) Glacier Hills Circle Drive is considered an HOA road as it serves 3 lots and provides access to the forest service trail.
 - f) The roadway to the Eulberg/Doggett/Brown lots (and others) is considered an HOA road.
- 7) The Roads Committee provided an update of snow plowing activities.
 - a) No driveway berms have been noted during last walk-through.
 - b) The Board accepted the snow plowing guidelines developed by the Roads Committee.
 - a. An accumulation of 4" or more will signal the need for plowing, when quick melting is not expected.
 - b. Driveway berms will not be specifically plowed. The plow drivers will be requested to minimize these to the extent possible during initial plowing.
 - c. The plow drivers will be instructed to leave no berms within 20' of the right side (as you enter) of the main entrance gate. This will help to maintain the pedestrian walkway at that location.
 - d. For all issues relating to plowing, the lead contact will be Joe Welch. His backup will be Greg Doggett.

- c) The Board accepted a recommendation from the Roads Committee that the annual assessment for lot owners who have built on their property should be increased by \$100. This reflects the fact that these owners benefit to a greater extent from the snow plowing which is done each year, and should therefore bear a greater proportion of the resulting cost. This will be brought to the next Association meeting in June for consideration.
- 8) The Board considered a number of recommendations received from the Bylaws/Covenants Committee. The Board accepted all recommendations and they will be brought to the next Association meeting in June for consideration.
- a. Change annual meeting date to first Monday of March.
 - b. Tighten definitions for vehicle storage.
 - c. New – fire wise defensible space standard.
 - d. Suspend voting rights if in arrears.
 - e. Put AERC fees into general bank account.
 - f. New – convert Night Sky Protection guideline into a covenant.
 - g. AERC guideline – bear proof garbage storage.
 - h. AERC guideline – reasonable time limit for compliance.
 - i. AERC guideline – height restriction for antennas, poles, other structures.
 - j. AERC guideline – tighten height restriction definition.
 - k. Amend officer duties, change co-sign to co-authorize, vice-president responsible for semi-annual audit.
 - l. Drop from consideration: change penalty interest rate, developer eligibility for Board.
- 9) The Board then discussed what to do in the event of Bob's demise; Bob stated that Dee and/or Grant (his son) would be the best person to replace him for the developer's share and this is what his last will and testament will state.
- 10) The missing letters on the entrance sign were discussed. Eileen presented the two bids obtained by Caroline Ringdal and Carole Baginski. Bob noted that Carole's bid for \$800 for more permanent replacement of all the letters was a person that Bob has done business with in the past. It may be that if the bidder knew this was for a Spoklie development, that an even better price could be obtained.
- 11) Greg presented the latest on the kiosk for the front entrance. There was great progress between the AERC and Scott Santa until about March, when all response from Scott pretty much stopped. Bob believed it was possible that no further progress has been made due to financial issues. Bob will call Scott and give him some incentive to go ahead with this project.
- 12) Bob discussed his plans for work in the development this summer. These will include completion of the turnaround at the main entrance, placement of 3 bollards at the entrance gate pedestrian access point, placement of rocks to block the old access road to the water storage tank, and paving of many of the gravel roads in the west addition and hilltop areas.
- 13) Finally, Greg presented the results of the recent polling of residents re: the front entrance gate being left open for potential buyers. Greg sent out 12 requests, and 9 responses were received. Of these, eight were adamant that the gate remain closed. It was suggested that easier access be achieved via the kiosk and a phone directory entry for Scott.