

GHHOA BOARD OF DIRECTORS' MEETING  
June 25, 2011

In Attendance:

Greg Doggitt, GHHOA President  
Bob Spoklie, GHHOA Vice President  
Eileen Schmidt, GHHOA Secretary and Treasurer  
Jim Zerbe, AERC Representative

- 1) Secretary's Report - Eileen informed the group that the last GHHOA Board of Directors' meeting minutes have been completed, but were left behind at her kitchen table. She will send out to the Board members for review and correction, and thereafter to Association members.
- 2) Treasurer's Report - Eileen reported the following items
  - a. Current balance in the bank is approximately \$8400 with very little in current expenditures.
  - b. To date, current year gate fees currently not collected is \$8,450 on 26 total lots, of which 15 are Bob's; Bob will be sending in the payment for this shortly.
  - c. Eileen reviewed the letter(s) sent out to member(s) re: intent to file lien(s) for payments in arrears.
  - d. Eileen reviewed the proposed GHHOA Collection Policy and Procedure document, which also has been reviewed by our attorney. This document outlines the process to be followed in sending out notices, posting payments, pursuing account balances in arrears and filing liens. It ensures that all collection activity undertaken is based on best practice, and is consistent and uniform. The Board reviewed and voted to approve this new policy and procedure.
- 3) AERC Report - Jim Zerbe reported on 10 AERC issues:
  - a. Entrance Sign; in the short term the sign is being corrected with remaining lettering today. In the long term, Bob will explore having the lettering changed out so that they are all attached to a more permanent structure.
  - b. Entrance rocks which have fallen into the ditch need to be put back; Bob stated this should be done this week. Jim recommended that the person doing the plowing do this as a matter of course at the end of the season. (NOTE to Joe Welch)
  - c. Kiosk Sign at front entrance: per Scott Santa, the sign is ready. Bob's crew will meet with Jim re: placement and will dig the holes. It is anticipated that this will be completed the end of this week.
  - d. Turnaround: This should also be completed this week or the next; Bob will be adding crust rock.
  - e. Gate lights: These lights are currently not in compliance with the night sky guidelines. Discussion was held that it would not be a good idea to have the lights dark with a motion detector, as someone driving too fast may run into the gate before it is open. Instead, it is recommended that the night sky guideline be adjusted for the gate. However, down shades do need to be added.
  - f. Sidie outside lights: AERC working toward resolution.
  - g. Hertrich/Devane unfinished doors: AERC working toward resolution.
  - h. Unapproved Hertrich/Devane fencing: AERC has reached an agreement with current owners that either i) the fence will be taken down when the house is sold or ii) the new

- owner will be required to go through the AERC approval process for the fence (for which the AERC is currently writing general guidelines), once purchased.
- i. Seeger unfinished doors: AERC working toward resolution.
  - j. W side road depression on secondary entrance/exit: Bob will resolve this when the paving is completed. During this discussion Eileen asked who was responsible for weed control on this secondary entrance/exit. GHHOA is responsible on each side of the road for 30 feet. When Bob's crew comes back up for the next round of weed control, this section should also be done.
- 4) Weed Control – Greg provided an update on various weed control activities:
- a. Meeting with Steve Robinson, weed control department on 5-26.
  - b. GHHOA letter sent out to all landowners on 5-27.
  - c. Steve sent out notices to non-responding owners week of 7-4: Spoklie, Hertrich, Miller, Osteen, Kandt, Jones, Hansford, Perpetual Properties, Gray (Lee), Higgins, Woolley, Eulberg.
  - d. Greg & Jim made the first pass on 6-21 & 22. 2, 4-D w/Milestone spot spraying.
  - e. Greg made a second pass on 7-1, third pass on 7-12.
  - f. Backpack spraying on 7-5: Helge to Ahrens, 7-6: Center Drive.
  - g. Spot spraying on 7-18, 7-21, 7-24.
  - h. Billie Bob sprayed on 7-7, 7-12, 7-13. Late start, incomplete coverage, inadequate follow-up.
  - i. Kathy f/Valley Weed Management spraying Ahrens, Furnia, Ringdal, Kuehn/Walden, Oster, Baginski, Brown, Perpetual Properties, Woolley, Kandt, Jones (Jori), Eulberg.
  - j. Tom Dowling f/Nitro-Green spraying Gray/Wells.
  - k. AAA Weed & Pasture, Inc sprayed Lee Gray lots on 7-15.
  - l. Owners spraying: Doggett, Tennison/Schmidt, Sidie, Welch, Seeger, Hertrich/DeVane
  - m. Unresponsive to date: Fischlowitz, Hansford, Hertrich (Kurt), Higgins, Jones (Gerald), Miller, Moses, Osteen, Steenhoven.
  - n. Additional spraying needs to be done for late bloomers. Bob will send Billie Bob up again; Greg will let him know where the big problem areas are.
- 5) Road Committee – Jim reported that the Double Diamond Company will be coming this week for a thorough walk through of GHHOA road repair, and once received, work will commence.
- 6) Short Term Rentals – Greg updated the Board with the recommendations made by the attorney consulted regarding this issue. Given that the sub-division was originally developed to be for single family homes, a resolution was voted upon and adopted by the Board which states that short term rentals (less than 30 days) are prohibited according to existing covenants.
- 7) Proposed covenant changes: Both Eileen and Greg outlined various proposed covenant changes that will be sent out for a straw vote of the Association membership:
- a. Clarification of prohibition on short term rentals using Flathead county definitions and terminology.
  - b. Addition of long term rental restrictions (several options outlining that this will be allowed with some restrictions will be included in the straw vote).
  - c. Addition of non-compliance fines for various covenant violations.
  - d. Addition of a collection policy/procedure reference (the policy/procedure itself will not be part of the covenants, but a separate document that will be referenced). This document simply outlines the process for collection receivables owed to GHHOA that is consistent and clear.
  - e. Addition of a non-compliance policy/procedure reference (the policy/procedure itself will not be part of the covenants, but a separate document that will be referenced).

This document will outline the process to be followed in the event of non-compliance for various levels of covenant violations.

- f. Change the process for covenant changes; currently the process calls for manual, notarized signature, of which 67% of all members must agree to the change. This is extremely cumbersome in the electronic age. Greg recommends that the covenants be changed so that members can vote on-line without requiring a signature, or notarization of same. In this new process, members will be able to vote on line, the form will contain their name, their URL address and their vote(s). The Secretary/Treasurer will be required to keep a hard copy of all votes. Once all votes are received, the GHHOA Board of Directors will certify via their signatures and this will be filed with Flathead County. This change will still require a minimum of 67% of the membership voting yea/nay, and would allow proxy votes, as is currently allowed in changing Association By-Laws. This change and vote will be done first and separately from the proposed changes outlined above, as well as the proposed changes announced via the By-Law/Covenant Change Committee at the last GHHOA Association meeting in order to prepare the way for an easier process with the remaining changes.
- 8) Other –
- a. Greg asked about the status of the 3 bollards to be placed at the walk through at the front entrance. Bob will take care of this during the work described above by his crew over the next several weeks. They will be painted black.
  - b. Bob's crew will be mowing the water tower road and the West annex in preparation for paving in the next few weeks. In addition, Bob is hoping to get the remaining roadway mowing done in the near future.
  - c. Paving should be underway by at least mid-August. Anyone else who would like to jump on board for individual driveway paving at their own cost should contact Bob.
  - d. Entrance sign lettering (short term replacement) is being completed today.
  - e. Bob would like to hold a pig roast this fall (September) for all Association members and family, and with the fire station members and families. He would like the Board to pick a date and let him know when a good time would be.