

Glacier Hills Homeowner's Association
Roads Committee Meeting Summary
4-14-2011

Topics discussed:

I. Entrance gates

- a. Currently, Greg D. is administering all things related to the electronic controls – all programming, codes, schedules, technical support, user support, upgrades, sale of remotes. A laptop PC at his house maintains a database of all codes and settings, and this connects to the telephone box at the main entrance for updates. Approximately once per week a connection is made to download all the previous week's transactions, which are maintained in a transaction database on the PC. Reports can be produced of all codes and settings, as well as transactions sorted by a variety of parameters.
- b. CJ has been the primary person for matters related to the installation and maintenance of the gates themselves. He is currently working with FEC and electricians on a project to eliminate the electric meter at the entrance light post, combining it into the one used for the entrance gates. This will be largely funded through an interest-free loan provided by the FEC.

II. Road maintenance and repair.

- a. The roads took a heavy beating this past winter, and there are a large number of large and small cracks and slumps on the main roadways.
- b. Bob Spoklie has expressed a willingness to pay a share of the necessary costs proportional to the number of lots which are adjacent to the roadways being repaired.
- c. CJ and Jim will obtain bids for the work needed for 2011.

III. Road maintenance funding.

- a. The 2nd paragraph of Article VI of the Covenants, which provides for funding of road maintenance and improvement, was discussed. It was felt the current language would be very difficult to administer and does not reflect the true reality of road wear and benefits. Experience is now showing that wear and tear on the roadways is coming almost entirely from seasonal weathering. Use by residents is so light as to be an insignificant source of wear on the paved surfaces. All roadways will be owned in common by the HOA, which in turn is owned in equal shares by each lot owner. Required road maintenance and repair will be done to secure the long-term viability of the roadways, which will benefit all lot owners through their use and maintenance of property values.
- b. It was decided to seek an amendment to the 2nd paragraph of Article VI of the Covenants which would call for all lots to bear an equal share of the cost of maintaining and improving the roadways owned by the association. Greg D. will draft this amendment and submit it to the Bylaws committee.

IV. Road ownership

- a. A map showing the various types of roadways in Glacier Hills, as specified on the various subdivision plats and certificates of survey, was reviewed. There currently exists some inconsistencies as to which roadways are being treated as shared by all and which are in practice being used only as driveways. The ownership of roadways has not yet been conveyed from the developer to the association. It was decided to forward a recommendation to the Board of Directors that specifically defined roadways, those serving more than 2 lots, be conveyed to the HOA, and that the ownership of others be relinquished to adjacent landowners. A map showing road ownership/maintenance responsibility which reflects this recommendation will be prepared by Greg D.. This map and the road committee's recommendation will be forwarded to the Board.

V. Snow plowing / sanding

- a. The roadways currently being plowed at HOA expense were reviewed. The existing definitions of roadways in Glacier Hills are not helpful in coming up with a fair way to decide which are plowed at HOA expense and which are not. Using the recommendation that only roadways serving more than 2 lots be retained in HOA ownership, a more consistent picture appears. Certain roadways will not be plowed until adjacent homes are present. This includes Glacier Hills Center Drive, the western-most portion of Glacier Hills Drive West, the roadway serving the water tank/hilltop area, and the undeveloped portion of lower Glacier Hills Center Drive. Greg Jones has expressed a continued willingness to plow Glacier Hills Drive East. Greg D. will prepare a map reflecting the four 'classes' of road plowing: Always plow, Greg Jones plows, plow when adjacent homes are present, and landowner's responsibility.
- b. Existing guidelines used by the plow drivers were discussed. Current situation:
 1. When he uses the big highway grader, he initially plows all the main roads, and due to the size of the blade on that beast, a big berm can be left in the entrance of some driveways. As he has other customers besides Glacier Hills, he will then leave and go take care of them. When he is finished using the grader, he gets in his pickup with plow and comes back to Glacier Hills, where he clears out the berms left in driveway entrances. He also finishes up the privately contracted jobs he has up here. This means it may be a few hours between the time the grader leaves the berm and he gets back to clear it out.
 2. When he uses the pickup with plow, he does all the initial road clearing, then goes around and clears those driveways where berms were left. You may still see an initial berm, but it should go away soon.
- c. There was discussion of plowing driveway berms. All members had lived in other locations where snow plowing was done, and in all of those locations the clearing of driveway berms was a homeowner responsibility. A number of the homeowners here contract for the plowing of their driveways, which includes the berms. It was felt this should be a homeowner responsibility in Glacier Hills.
- d. The following guidelines will be adopted for the 2011-2012 snow season:
 - i. An accumulation of 4" or more will signal the need for plowing, when quick melting is not expected.

- ii. Driveway berms will not be specifically plowed. The plow drivers will be requested to minimize these to the extent possible during initial plowing.
 - iii. 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.
 - iv. For all issues relating to plowing, the lead contact will be Joe Welch. His backup will be Greg Doggett.
- e. The cost of snow plowing service for Glacier Hills is a large proportion of the annual association operating budget. It was decided to recommend to the Board of Directors 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 portion of the resulting cost.