

Glacier Hills Homeowners Association

Board of Directors' Meeting

December 6, 2021

On July 20, 2021, Glacier Hills Homeowners Association President Greg Doggett, Vice President Scott Ogradnik, and Secretary Sol Polen participated in a special meeting to discuss and act on three current Homeowners Association topics requiring action.

The first matter involved the recent sale of Lot 5 (Burn lot) by Bob Spoklie. The lot was sold to a private party who since advertised his desire to split the lot into two parcels and sell one or both pieces. His ability to do so was based on Bob Spoklie conveying his alleged developer rights to accomplish the one time split.

Discussion was held to determine if the split constituted a violation of the Glacier Hills Covenants. The Board felt that while it may in fact be a violation of the Covenants, the two lot proportions of the proposed split would be acceptable, would be in line with current lots in Glacier Hills and ultimately it would not be worth the monetary cost to legally oppose the action. The Board also agreed to draft a formal letter to the new property owner as well as current land owners in Glacier Hills outlining the matter.

The second matter involved a discussion regarding the need to draft an amendment to the Covenants to restrict future purchasers of property in Glacier Hills from doing parcel splits. The Board agreed on the necessity to do so.

The third matter involved the formalization of an agreement for year-round UPS deliveries to the Glacier Hills Community. An agreement was reached and ultimately distributed to all homeowners on the Nextdoor site on December 7th.

Respectfully Submitted,

Sol Polen