

Glacier Hills Homeowners Association

Board of Directors' Meeting

April 19, 2022

On April 19, 2022, Glacier Hills Homeowners Association Board of Directors members Greg Doggett, Scott Ogradnik and Sol Polen met at the Polen residence and participated in a three hour special meeting. The purpose of the meeting was to discuss eight separate Agenda items.

**Item #1**

**How to proceed with a 6 question written request by Mark Newbold, Jerry Jones and Jerry Sidie seeking information on how the Board formulated its January 2022 decision to keep the Highway 2 gate and roadway open and maintained.**

The Board decided to take the necessary steps to gather all related factual documentation and provide the information as requested at the earliest opportunity.

**Item #2**

**Whitefish vacation rental court litigation. There was recent news that a lawsuit was in process regarding a Homeowners Association in Whitefish suing the County and an HOA member over a recent decision to allow short term rentals, despite alleged prohibitive covenants.**

Of particular concern, the planning staff report states that the applicant is responsible for reviewing and adhering to covenants or any other homeowner association documents. "Flathead County shall not be responsible for the determination as to the compliance with such Covenants, Conditions and Restrictions and shall have no duty to enforce them," the staff report states."

The Board will look into the implications as it applies to Glacier Hills Homeowners Association.

### **Item #3**

**Request by member Cathy Weber to re-examine the time period to have roads in Glacier Hills chip sealed. Given the fact that costs are rising in all areas of construction there may be a justifiable reason to get the roads done as soon as possible.**

The Board will ask the GH Road Committee to have the roads inspected again and to put together a cost analysis. That inspection and analysis should take into consideration the different age of roadways related to the Phases in which the roads were constructed.

### **Item #4**

**Obtaining easements from member Kristian Larson for the entrance rock, kiosk and turn around. Also the request by Kristian Larson to have the metal gate partially on his property moved to a location which provides improved ability to secure access to his property as well as GH.**

The Board noted that recent surveying took place on the Larson's property yet there had been no contact to the Board for assistance with providing the easements. It was decided that Kristian Larson would be contacted to determine the status of the easement request and to again offer the assistance of the Association if needed.

### **Item #5**

**Potential Covenant change regarding future owners of more than 8 acres in Glacier Hills having the ability to split their property into minimum 4 acre parcels.**

It was decided that a “pros and cons” document would be framed out for presentation at a future Board meeting and possibly the July Association meeting.

#### **Item #6**

##### **Raising of Homeowners Dues**

The Board held a discussion regarding current operating costs as well as anticipated future costs to determine if there was a need to seek an increase in homeowners’ dues. It was decided that at this time there was no specific justification to increase dues.

#### **Item #7**

##### **Maintenance Policy (including plowing) regarding “Public” vs “Private” roadways in Glacier Hills.**

In order to maintain consistent governance of roadways within Glacier Hills a discussion was held on the definition of what constitutes a “Private” vs “Public” roadway. In the past it had been determined that a “Public” roadway was defined as any roadway serving more than 2 lots and “Private” as 2 or less lots. Based on that accepted definition it was determined that other than the need to remove a street sign indicating “private driveway” on a portion of Glacier Hills Drive West, current policies were in compliance.

#### **Item #8**

**Member request to have the Martin City Fire Chief make a general presentation at the July 11, 2022 Association meeting.**

The Board decided there was need to defer making a determination on the request until an examination of the time constraints for the July Association meeting.

Sol Polen