

Glacier Hills Homeowners Association

Board of Directors' Meeting

June 21, 2022

On June 21, 2022 Glacier Hills Homeowners Association Board of Directors members Greg Doggett, Scott Ogradnik, and Sol Polen met and participated in a special meeting. The meeting was held at the Doggett residence. Eight separate topics were discussed.

The first topic dealt with requests made by the Highway 2 secondary access Ad-Hoc Committee. Discussed was the appropriateness of having the topic put back up for a vote before the members at the July 11, 2022 Association meeting. Additionally, the two proposals put forth by the committee, first to increase the Board of directors from three members to five and second to have two annual meetings instead of one. It was decided to make an additional attempt to arrange a meeting with the three members of the Ad-Hoc Committee to discuss the issues in advance of the July 11, 2022 meeting. Sol Polen agreed to attempt to arrange the meeting with the members, Mark Newbold, Jerry Jones and Jerry Sidie.

The second topic involved a review of Greg's proposed 2022 Budget and beyond. The review found the budget to be reasonable. It was suggested to add explanation in the Budget notes regarding increases in legal fees.

The third topic dealt with roadway surface improvements, an agenda item at the July 11, 2022 meeting. It was decided the best course of action was to notify the Road Committee of members' requests to re-examine the necessity to chip seal roadways sooner rather than later and have the committee make a presentation of their findings at the annual meeting.

The fourth topic dealt with a potential agenda item for the annual meeting involving a proposal by a member to have the Martin City Fire Chief make a presentation. It was decided that having Chief Torpen make a presentation was favorable. Scott Ogradnik agreed to contact Chief Torpen and steer the topics of discussion towards those which benefit the Association to be presented within a preferred 5-10 minute time period.

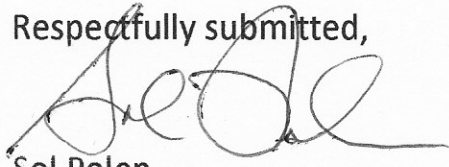
The fifth topic dealt with the annual meeting agenda. Overall topics were discussed and agreed upon.

The sixth topic dealt with Glacier Hills lots 11-13 and whether or not there would be HOA obligations to pave and/or plow the roadways once homes are to be built. It was determined that there would be no obligations to do so as only a private roadway easement traverses the property and no public roadways were involved.

The seventh topic dealt with the recent sale of C.O.S. 18580 Tract 3, purchased by Steve Rammer. At issue was potential plowing and maintenance responsibilities by the HOA. It was discussed that the determining factor would be whether or not the roadway adjoining the Rammer property was actually a private roadway, as previously designated by Developer Bob Spoklie, or a public roadway. Greg Doggett agreed to follow up with a review of the Warranty Deed to determine the actual true designation of the adjoining roadway and contact with the Rammers to determine their wishes.

The eighth and last topic dealt with brooming of roadways within Glacier Hills. Ovila Byrd had offered to volunteer his time to obtain and utilize equipment to broom roadways to remove harmful gravel and such. Ovila would be compensated for any associated costs related to renting outside equipment and obtaining fuel. It was decided that the association would clearly benefit from the offer and was so approved to have Ovila proceed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sol Polen', written over the printed name.

Sol Polen

Director, Glacier Hills Homeowners Association