

Glacier Hills Homeowners Association

Board of Directors' Meeting

August 9, 2023

On August 9, 2023 Glacier Hills Homeowners Association Board of Directors Greg Doggett, Scott Ogradnik and Sol Polen participated in a special meeting to discuss and act on current Homeowners Association topics. The first half of the meeting was a joint meeting with AERC members Jim Zerbe and Brian Staley. The meeting was held at the Polen residence.

A discussion, which included the AERC members, was held to discuss the matter involving a recent building approval wherein all indications point to the owners' probable inability to comply with the 18 month building time frame. To compound the matter there is a large excavation site open on the property coupled with materials present that pose a potential safety/liability risk. The group emphasized that it wished to maintain a spirit of friendly cooperation since the owner is a neighbor, but, that it was equally important to comply with the requirements of established Covenants of Glacier Hills, so as not to set a precedence allowing noncompliance in the future. The related Covenants were reviewed including what actions could be taken by the Board of Directors should the owner become non-complaint. It was decided that the AERC would arrange a meet with the owner in an attempt to establish a timeline for their project and to discuss potential options. Additionally, the AERC will provide the owner copies of the relative Covenants to include the stated building requirements as well as the actions the Board of Directors are mandated to take in non-compliance situations. To establish a paper trail the documents will be emailed to the owner as well.

Following the above discussion the joint meeting concluded and the Board remained to discuss additional matters pertaining to Glacier Hills.

A discussion regarding "backup" systems was held as a follow up to recent Board meetings as well as it being brought up at the July 2023 annual meeting. Specifically this discussion centered on Treasurer functions and who serves as a reviewer/co-signer of Glacier Hills finances. According to the Bylaws, the Board Vice President position has as one of its responsibilities, "shall personally or by

designation conduct a semi-annual audit of the Association books". The Directors agreed that it is also advisable to have an independent co-signer to the Association bank accounts. Vicky Zerbe, a former Board member, fulfilled this role in the past. Scott Ogrodnik, as Vice President, agreed to accept the responsibility from this point forward. He agreed to coordinate with Cindy Doggett and to have the necessary paperwork completed at the financial institution holding Glacier Hills funds.

In order to satisfy Glacier Bank requirements, the following individuals are officially designated to have full access to the Glacier Hills Homeowners Association accounts:

Greg Doggett, Board of Directors, Glacier Hills HOA

Cindy Doggett, Treasurer, Glacier Hills HOA

Scott Ogrodnik, Board of Directors, Glacier Hills HOA

Also discussed was the desire to seek out the highest available earned interest on Glacier Hills funds in the future to help augment budgetary needs.

Greg provided an update on weed abatement efforts in Glacier Hills, specifically on two owners who had not provided him feedback on their weed abatement efforts. The matter is ongoing.

Respectfully submitted,

Sol Polen