

Glacier Hills Homeowners Association

Board of Directors' Meeting

July 25, 2023

On July 25, 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 meeting was held at the Doggett residence.

A discussion was held regarding the upcoming request for a special assessment to complete chip sealing of GH roadways. Scott agreed to draft language explaining the estimate/need and that the money would be held in a separate account. Sol would email the request out with an introductory paragraph and specific voting instructions. Also discussed was the potential need to do a hard copy mailing effort if insufficient numbers of email responses were received.

A discussion was held regarding the ongoing process to request a Covenant change/amendment regarding subdivision of lots in GH. It was agreed that in the case of the two 40 acre plus lots belonging to Ringdal and Kuehn any future buyer should be allowed to subdivide their lot into two lots no smaller than 20 acres each. The Board agreed that the bulk of the language in the new proposed Covenant was sufficient with the addition of the edited Ringdal and Kuehn lot information.

A continuing discussion took place regarding short term rentals in GH and the adequacy of the July 2011 Board Resolution to prohibit them. Scott volunteered to seek further informal review from the Glacier Hills legal advisor, Andy Crites, to determine the power/enforceability of the Resolution.

At the request of the AERC, the Board held a discussion regarding non-compliance of the approved 18 month building schedule and what could and would be done to handle a lot owner in violation. The Covenant pertaining the rules was reviewed. It was mentioned that the Association has never had to take enforcement action regarding this matter in the past but that ultimately fines could be levied and liens placed on owner's properties. Additionally the HOA had

authority to step in and complete physical mitigation of the property when safety of others was in jeopardy and the lot owner would subsequently be billed for the work. It was agreed that at this point the Board would meet with the AERC Committee and discuss options and conversation points for a future meeting between the AERC and a lot owner in danger of violating the 18 month rule. The Board stressed that it wished to have a cordial spirit of cooperation with the lot owner but that compliance to the 18 month rule was necessary so as not to set a precedence of non-compliance.

A discussion was held regarding a recent building request that Greg felt might not be in harmony with the rest of the GH community. It was determined that this was a responsibility of the AERC to determine and as long as requirements and restrictions were met the building should be approved.

A discussion was held regarding the possible necessity to have 25 M.P.H. signs posted within the development. It was determined that signs would be of no benefit and no action should be taken.

A continuing discussion took place regarding the need to create “backups” for essential GH operations only familiar to a singular person. Examples of which were gate operations and financial duties. Greg agreed to solicit the assistance of Mike Fingado who had volunteered at the annual meeting to assist in the matter. Also Greg agreed to have Cindy Doggett look into backup financial access on the GH checking account.

Respectfully submitted,

Sol Polen