

Glacier Hills Homeowners Association

Board of Directors' Meeting

June 8, 2023

On June 8, 2023 Glacier Hills Homeowners Association Board of Directors Greg Doggett, Scott Ogrodnik and Sol Polen participated in a special meeting to discuss and act on current Homeowners Association topics. The meeting was held at the Ogrodnik residence.

A discussion was held regarding the possibility of seeking reimbursement from Bob Spoklie for a tax bill that had been paid by the GHHOA for the utility lot property that Bob had given to the association. The bill was for \$559.27 and covered a period prior to the association obtaining the property. It was decided that since Bob had generously given the property to the association that the best course of action was to leave it alone and not seek the reimbursement.

A discussion was held regarding the necessity to proceed with the request for a special assessment to obtain funds to have GH roadways chip sealed. It was decided that the Road committee should meet and review the chip sealing plan that was discussed in 2022 to see if alterations to the plan needed to be made. Also that the Road committee should be the one to make the related presentation at the July 2023 annual HOA meeting.

A discussion was held regarding the subdivision of lots in GH and the possibility that aggressive development in the Flathead area could come to GH and affect our community as we know it today. It was decided that a Covenant change/amendment should be drafted and put forth to the membership for a vote. The Covenant if passed would prevent future owners who take possession of their property after the Covenant is passed from subdividing their lots. Scott Ogrodnik agreed to draft the language of the Covenant. Greg agreed to provide Scott language from previous Covenant amendments/additions that took place in the past. A goal of October 1st 2023 was set to have the potential new Covenant take effect.

A discussion was held regarding short term rentals and the adequacy of the July 2011 Board Resolution to curb short term rentals in GH. It was determined a need existed to research the matter further. Scott Ogradnik agreed to confer with a legal source to determine the adequacy of the 2011 Resolution and report back to the Board.

A discussion was held regarding the possible need to increase HOA dues to meet future needs of the association. A budget deficit in 2022 coupled with rising costs and unforeseen viability of volunteer efforts has caused concern that the current dues are insufficient. Greg felt that a detailed case, with facts and figures showing why and how much of a need existed, should be presented before any decision on a possible dues increase is made. The Board agreed to monitor the situation closely and make the issue a topic of discussion at upcoming meetings.

A discussion was held regarding the need to complete general “housekeeping” issues around the development. Those included the need to move the blue tractor used for roadside trimming off the Lavallo lot and have it stored on CJ Furnia’s lower lot. A rut alongside properties belonging to Newbold and Sidie needed to be filled in since people had gone off the road there this winter. Large landscaping rocks adjacent to the front entrance and the Sidie property were sliding down the hill and needed to be repositioned. Crack filling and sweeping of the development roadways needed to be completed. The appropriate volunteers/contractors would be contacted to accomplish these tasks. Lastly, a discussion took place regarding who was going to do winter snow plowing. Greg believed that Ernie wished to continue the duty and would verify with him.

A discussion was held regarding required weed abatement on owner’s lots and the fact that a few owners had not responded to requests from Greg regarding whether or not they were hiring a weed abatement contractor or completing the task themselves. And, if no response was received what action would the Board take. It was felt that there was no flexibility in the requirement and if a definitive answer was not received a contractor could be hired by the association and subsequent billing to the lot owner would take place. Greg agreed to make additional attempts to contact the non-compliant lot owners to gain compliance.

A discussion was held regarding the Game Warden, Ben Chappelow, who had requested and received a gate code for GH to request that he make a

presentation at the July 2023 Annual meeting. Sol agreed to make the request to Chappelow.

Respectfully submitted,

Sol Polen